HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

# Apartment 4 12 Wallbrook Avenue, Macclesfield, SK10 3GL

## Apartment 4 12, Wallbrook Avenue, Macclesfield, Cheshire SK10 3GL

Wallbrook Avenue is an attractive development that falls within the highly sought after area of Broken Cross. This two bedroom, ground floor apartment is situated on the door-step of Jasmine Park and is within walking distance of local schools and amenities. Having been upgraded and maintained over the years, this is an ideal purchase for first time buyers looking to get onto the property ladder.

Located on the ground floor and accessed via a secure entrance, the accommodation comprises; an Entrance Vestibule, Lounge, Kitchen, two Bedrooms and a Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property has its own allocated parking space as well as visitor parking available in the surrounding grounds.

The property is offered on the Cheshire East low-cost ownership scheme, whereby a purchaser can obtain the property with a 37.3% discount. There is no rent payable.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Chester Road in a westerly direction towards Knutsford. Proceed straight over the Broken Cross roundabout into Chelford Road right into Whirley Road and first right into Jasmine Avenue. Wallbrook Avenue can be found on the right.

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**Viewing: By appointment with Holden and Prescott 01625 422244**

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**Secure Communal Entrance**
Security intercom system. Postbox.

**Ground Floor**

**Entrance Vestibule**
Fire safety door. Double panelled radiator.

**Hallway**
Security intercom system. Thermostatic control. Airing cupboard.

**Living Room**
14'01 x 11'02
T.V. aerial point. uPVC double glazed window. uPVC French doors. Double panelled radiator. Openway through to the Kitchen.

**Kitchen**
7'08 x 7'04
Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces over. Integrated Zanussi single oven. Integrated four ring induction hob with extractor hood over. Plumbing for automatic washing machine. Space for a fridge/Freezer. Cupboard housing the Vaillant combination condensing boiler. Extractor fan. Tiled flooring. uPVC double glazed window.

**Bedroom One**
15'05 x 8'05
Floor to ceiling fitted wardrobe with mirrored sliding doors and display shelving. Feature wooden panelling to one wall. uPVC double glazed window. Double panelled radiator.

**Bedroom Two**
11'11 x 5'11
uPVC double glazed window. Double panelled radiator.

**Bathroom**
The white suite comprises a cubicle with thermostatic rainfall and additional shower attachment over, a pedestal wash basin with tiled splashbacks and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Extractor fan. Partially tiled walls. Tiled flooring. Chrome heated towel rail.

**Outside**

**Parking**
There is an allocated parking space for Flat Number 4 with additional visitor parking available.

**Management Charge**
There is a monthly management charge of £124.61 per calendar month.

**£115,995**

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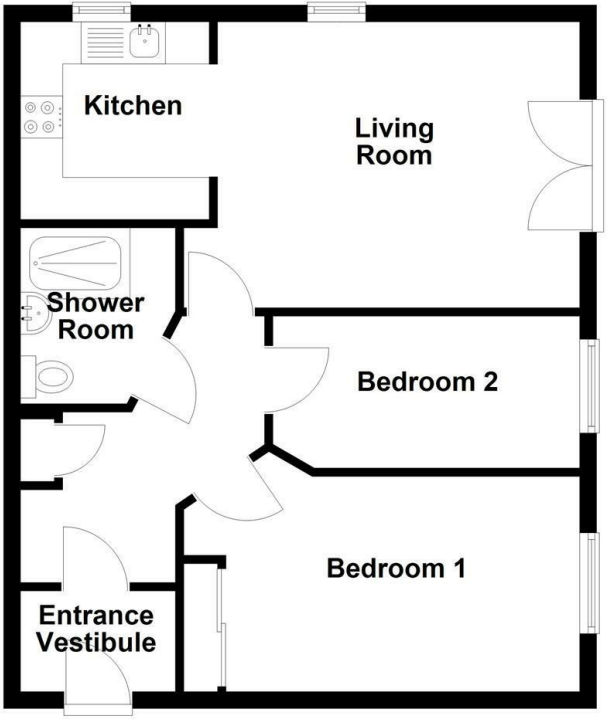
## Ground Floor



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