



9 Windsor House Pavilion Way, Macclesfield, SK10 3GF

**** NO ONWARD CHAIN ** ** BEAUTIFULLY PRESENTED THROUGHOUT **** Windsor House forms part of the Pavilion Way development, which offers an excellent range of luxury apartments surrounded by magnificent parkland. This particular apartment is located on the second floor and enjoys a highly enviable location with large sash windows taking maximum advantage of the position and with views over towards Shutlingsloe. The accommodation in brief comprises; communal hallway with stairs and lift to upper floors, private entrance hall, an impressive open plan lounge/dining room with feature bay window, breakfast kitchen with integrated appliances, two double bedrooms (master with en-suite shower room) and stylish bathroom. Externally, there are well tended communal grounds and two allocated parking spaces. Viewing is highly recommended.

£290,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield along Cumberland Street, passing Sainsburys on the right, at the next roundabout turn right onto Prestbury Road and first left onto Victoria Road. Continue past the hospital and Pavilion Way will be found as the next turning on the left hand side. Follow the road round to the right, past

Kensington Square, where the signpost for Windsor House will be seen on the left.

Communal Entrance

Security intercom. Lift and stairs leading to the first and second floor.

Private Entrance Hallway

Security intercom. Two built-in cupboards providing excellent storage (x1 housing the hot water tank). Recessed ceiling spotlights. Radiator.

Bay Fronted Living/Dining Room

24'6" x 19'0" into bay

A fantastic light and airy reception room with high ceilings and four large double glazed sash windows allowing ample natural light to flood in and with views over towards Shutlingsloe. Dining area with space for a dining table and chairs. Three radiators.

Breakfast Kitchen

16'2" x 8'10" max

Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Tiled returns. Underhung one and quarter stainless steel FRANKE sink unit with mixer tap. NEFF four ring gas hob with NEFF extractor hood over and NEFF double oven below. Integrated freezer/fridge,

washing machine and NEFF slimline dishwasher all with matching cupboard fronts. Recessed ceiling spotlights. Double glazed sash window. Radiator. Cupboard housing boiler. Loft access.

Bedroom One

14'6" x 11'0"

Excellent size master bedroom with space for king size bed. Built-in wardrobes. Double glazed sash window. Recessed ceiling spotlights. Two radiators.

En-Suite Shower Room

Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin with mixer tap. Tiled walls. Recessed ceiling spotlights. Ladder style towel radiator.

Bedroom Two

11'0" x 8'4"

Double bedroom with double glazed sash window. Built-in wardrobes. Recessed ceiling spotlights. Radiator.

Bathroom

Fitted with a tiled panelled bath, push button low level WC and pedestal wash hand basin with mixer tap. Tiled walls. Recessed ceiling spotlights. Ladder style towel radiator.

Outside

Communal Grounds & Parking

Externally, there are well tended communal grounds and two allocated parking spaces.

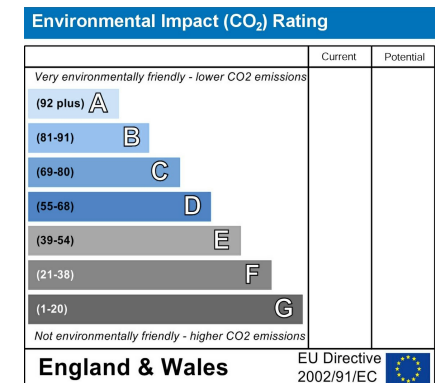
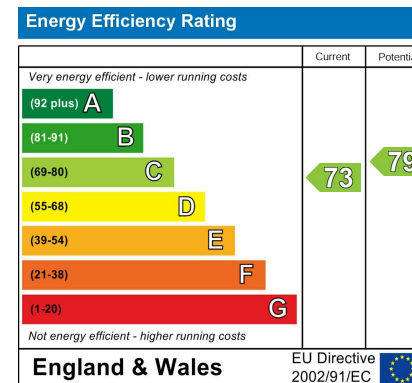
Tenure & Management Fee

The vendor has advised that the property is Leasehold with a term of 125 years from 1 January 2003. The vendor has also advised that the management fee is £2560 per year and the ground rent is £220 per year.

We also believe the property to be council tax band C. We would advise any perspective buyer to confirm these details with their legal representative.

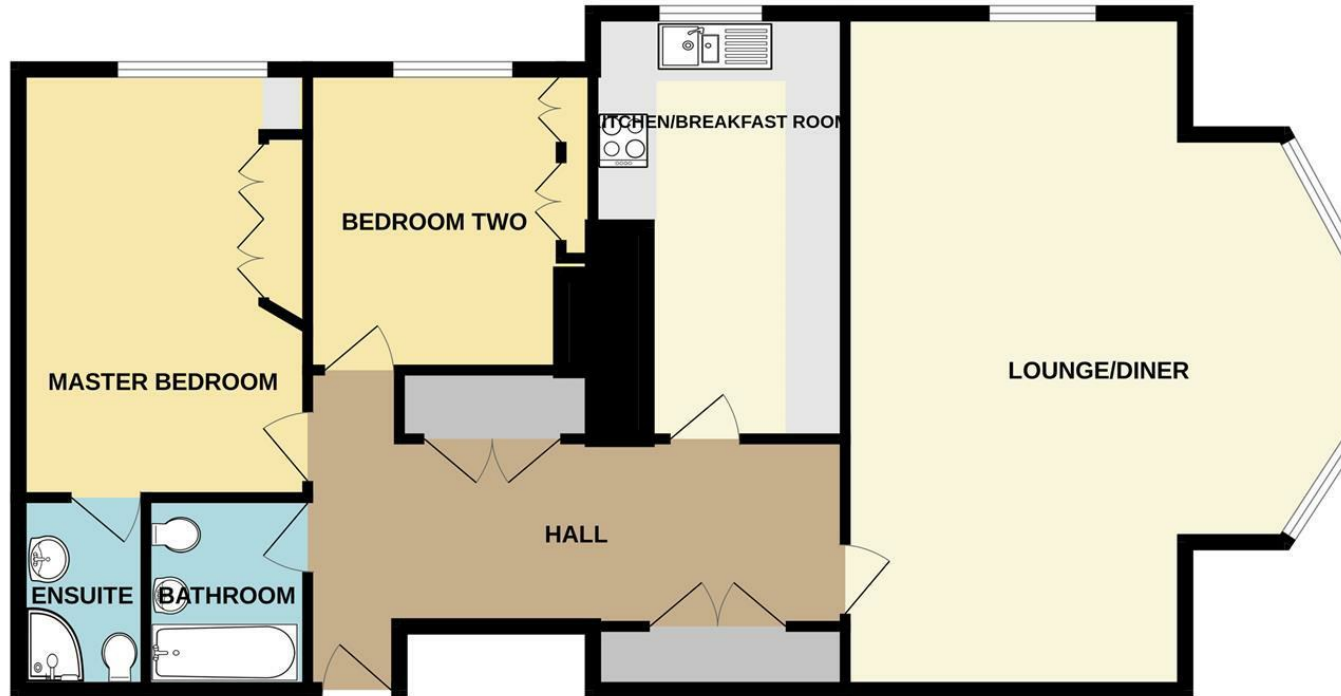
Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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