jordan fishwick

28 Rugby House Brocklehurst Way, Macclesfield, SK10 2SJ

** NO ONWARD CHAIN ** This stunning ground floor apartment has been meticulously renovated throughout to an exceptional standard. Every detail has been carefully considered to create a home that is both elegant and practical, offering a perfect blend of modern design, comfort and quality. Located in an extremely popular area of Macclesfield only a short walk to local shops and within easy reach of Macclesfield town centre and the train station. In brief the property comprises; communal hallway, private entrance hallway with attractive LVT herringbone style flooring, bright and airy living room, elegant kitchen with utility cupboard, two double bedrooms (one can be used as a dining room) and luxurious dining room. Externally the development lies within well-tended communal gardens, which are laid predominately to lawn and interspersed with specimen trees and shrubs, in addition there is a garage and a number of car parking spaces providing residents and visitor parking.

£220,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
This property forms part of a popular residential development in Tytherington which has always been one of Macclesfields premier locations, situated just to the north of the town centre and effectively, a self-contained community in its own right. In addition to the Tytherington Club, with its championship standard golf course and its superb range of leisure facilities, there is both primary and secondary schooling in the area as well as an excellent parade of shops, which provide good day-to-day facilities and prove an ideal complement to the more comprehensive facilities that are to be found in the centre of Macclesfield.

Directions
Leaving Macclesfield in a Northerly direction along the Silk Road, turn left at the first roundabout onto Brocklehurst Way and then turn left onto Badger Road and the next left. Follow the road past the garages and around to the front entrance.

Communal Hallway
Security intercom and stairs leading to the all floors.

Private Hallway
Spacious hallway featuring a stylish LVT herringbone style floor.

Bright And Airy Living Room
18'4 x 11'10
This delightful living room combines modern design with comfort, featuring on-trend panelled walls. Expansive double glazed windows that fill the space with light and direct access outdoors. Contemporary radiator.

Elegant Kitchen
11'0 x 8'8
Recently fitted with a stylish range of base units with quartz work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl sink unit with mixer tap. Four ring AEG induction hob with concealed extractor hood over. Built in AEG double oven. Integrated fridge/freezer and dishwasher both with matching cupboard fronts. Stylish LVT herringbone style floor. Recessed ceiling spotlights. Double glazed window to the front aspect.

Utility Cupboard
Space for a washing machine and tumble dryer above. LVT herringbone style floor.

Dining Room/Bedroom Two
11'0 x 10'0
Versatile reception room fitted with LVT herringbone style floor. Double glazed window to the side aspect. Contemporary radiator.

Bedroom One
13'2 x 10'8
Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the side aspect. Radiator.

Luxurious Shower Room
Recently fitted with a modern white suite comprising; walk in shower with screen to the side, push button low level WC with concealed cistern and contemporary wash hand basin with cupboard below. Ladder style radiator.

Outside

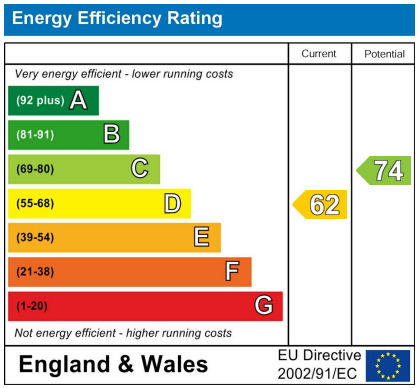
Communal Gardens
Externally the development lies within well-tended communal gardens, which are laid predominately to lawn and interspersed with specimen trees and shrubs,

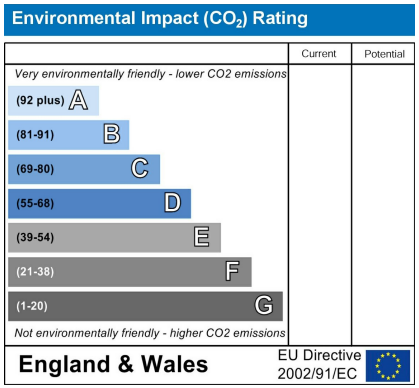
Garage
Up and over door.

Residents Parking
There are a number of car parking spaces providing residents and visitor parking.

Tenure
The vendor has advised us that the property is Leasehold. 999 years from 1st May 1973.
The management and ground rent charge is £1000 per annum, collected 50% in May and 50% November
The vendor has also advised us that the property is council tax band B. TBC
We would recommend 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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk