



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1, Windsor House,

Knightsbridge Square, Macclesfield, Cheshire, SK10 3GF

A stunning two bedroom ground floor apartment, occupying the corner of the building in a sought after residential development.

£239,000

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:

From our Prestbury Office proceed up Macclesfield Road passing Prestbury Golf Club to the roundabout. Bear left then right at the next roundabout into Priory Lane. Bear left at the main roundabout adjacent to the Villas Development into Victoria Road. After a short distance bear right into Pavilion Way and continue for approximately 500 yards where Windsor House can be found on the left hand side with parking immediately adjacent.

ACCOMMODATION

ENTRANCE HALL 14'09 x 7'0 (overall)

With traditional style radiator, cloaks cupboard, airing/storage cupboard.

LIVING/DINING ROOM 19'04 x 16'0

Dual aspect room with large bay with double height arched windows, a further double height window, two traditional style radiators, an upright traditional style radiator, opening through to:

KITCHEN 10'05 x 6'03

With a range of contemporary fitted units including base cupboards and drawers, wall cupboards and compact laminate worktops, metro tiled splash backs, sink and drainer unit, cupboard housing gas boiler, integrated Neff appliances including 4-ring ceramic induction hob and overhead extractor unit, washing machine/tumble dryer, dishwasher and fridge freezer, herringbone pattern Amtico LVT flooring.

MASTER BEDROOM 15'07 x 10'06 (overall)

With double height picture window, traditional style radiator.

BATHROOM 8'02 x 5'06

With low level WC, vanity wash hand basin with drawer below, contemporary heated towel rail, panelled bath with overhead shower, tiled floor, part tiled walls.

BEDROOM TWO 10'07 x 8'01

With traditional style radiator, double height window.

OUTSIDE

COMMUNAL GARDENS

As previously mentioned.

Tenure

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

Ground Rent is £220 pa.

Service Charge is £173.33 pcm.

Viewings

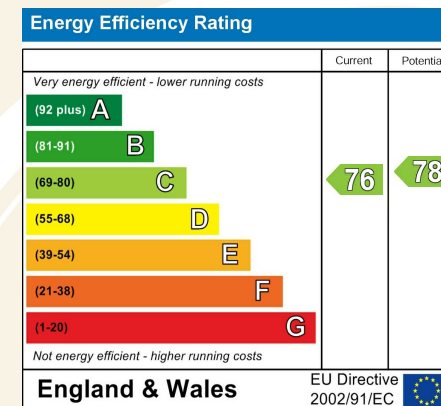
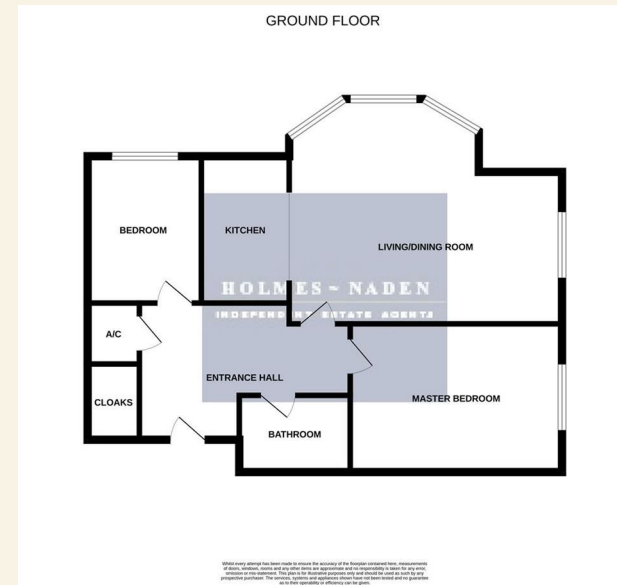
Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

COUNCIL TAX

BAND C



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THE VILLAGE,
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CHESHIRE SK10 4DG

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MISDESCRIPTIONS ACT 1967

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