



2 Austen House Keats Drive, Macclesfield, Cheshire, SK10 3RY

mosley jarman

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£140,000

- SOLD WITH TENANT IN SITU
- YIELD OF 7%
- CURRENTLY PAYING £795PCM
- NEARBY TRANSPORT LINKS TO LONDON AND MANCHESTER
- CLOSE TO MACCLESFIELD GENERAL HOSPITAL
- ALLOCATED PARKING
- LONG LEASE & LOW SERVICE CHARGE
- BRILLIANT LOCATION CLOSE TO MACCLESFIELD





2 Austen House Keats Drive, Macclesfield, Cheshire, SK10 3RY

£140,000

SOLD WITH TENANT IN SITU, CURRENTLY PAYING £795PCM. Enjoying a ground floor position within a sought after gated development, Austen House is one of just three blocks set within this gated development, set within a short walk of Macclesfield Leisure centre and with views over school playing fields. A communal hallway allows access to the ground floor apartment, where upon entering, the accommodation briefly reveals: Entrance hall (with security entry phone system, built in storage cupboard and additional airing cupboard), living room (with dual aspect windows), kitchen (fitted with a range of modern units and also providing, fridge freezer, oven, hob, extractor fan and washing machine), bathroom (with modern white suite complete with shower unit over the bath and two bedrooms (the main one being double and the second could be, in addition to being a bedroom could also offer a variety of uses, such as dining room or study). Economy 7 electric heating. Double glazing. Parking facilities for residents.

IMPORTANT INFORMATION

Service charge: £80.31 per month

Vendor is currently in the process of extending the Lease to 999 years

EWS1 form has been completed

Heating - Economy 7 electric heating

Mains - Electric, water and drainage

EPC rating - C (76/80)

Council Tax Band - B (Cheshire East)

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin

**Flood risk - Very Low (Surface water)

Water Meter - TBC

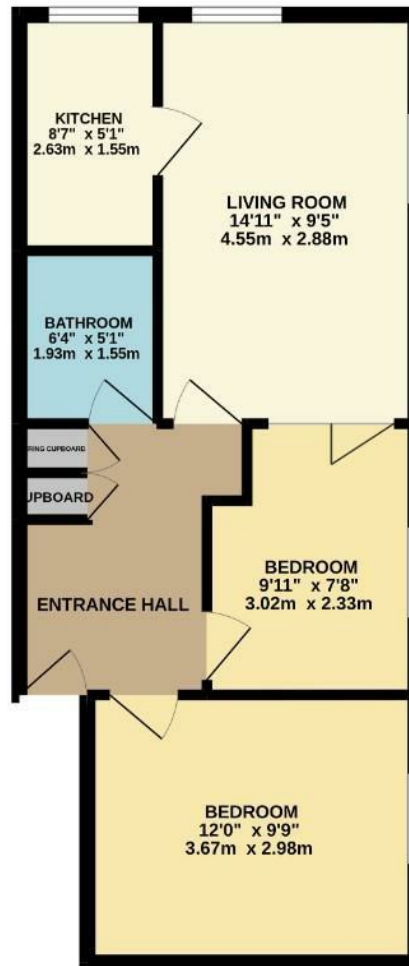
*Broadband - Openreach & Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three.

*Mobile - Limited coverage by Three. Likely coverage by EE, Three, and Vodafone

* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a tenancy. ** Information provided by GOV.UK



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 479 sq.ft. (44.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

