





## 2 Brocklehurst Court, Tytherington Drive, Macclesfield, Cheshire SK10 2HD

Brocklehurst Court is exceptionally popular for it offers beautifully proportioned apartments in a highly convenient location, being just a 'stone's throw' from a good selection of local shops and transport links.

2 Brocklehurst Court is situated on the ground floor and is an outstanding apartment. Light and spacious, it is approached via a secure entrance and has the benefit of modern electric heating and uPVC double-glazed windows. The decor is fresh and neutral, leaving the chance to acquire a perfect home ready for immediate occupation and is available with no chain.

The accommodation in brief comprises a communal entrance hall, vestibule, inner hallway, 19' lounge/dining room, fitted kitchen, two double bedrooms and a bathroom.

The development is set within well-tended gardens, and there is conveniently located residents' parking.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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.

From Macclesfield, proceed northerly along Beech Lane (A538), proceeding into Manchester Road. At the traffic lights, turn right into Brocklehurst Way, where Brocklehurst Court can be found on the left-hand side.

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

## **Communal Entrance Hall**

Accessed via a security intercom system. Letterboxes.

## **Vestibule**

Cloaks cupboard.

## **Hallway**

Wall-mounted electric radiator.

## **Lounge/Dining Area**

19'1 x 15'7 reducing to 10'11

Feature fireplace. uPVC double glazed windows. Two wall-mounted electric radiators.

## **Kitchen**

12'4 x 8'8

Single drainer one and a half bowl stainless steel Franke sink unit with central mixer taps and Shaker style base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Peninsular breakfast bar. Integrated double oven. Integrated four ring electric hob with extractor hood over. Plumbing for automatic washing machine. Pantry cupboard.

## **Bedroom One**

17'11 x 9'8 max measurements

A comprehensive range of built-in bedroom furniture including two double wardrobes. dressing table and set of matching drawers. uPVC double glazed window.

## **Bedroom Two**

11'0 x 9'10

uPVC double glazed window.

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**Bathroom**

Fully tiled double cubicle with Mira Sport electric shower over. Vanity washbasin with storage below. Concealed cistern low suite W.C. Partially tiled walls. Tiled flooring. Extractor fan. Airing cupboard with shelving housing a pressurised hot water system with lagged cylinder.

**Outside**

The property is set within well-maintained communal gardens. Ample residents parking is available.

**Management Charges**

We have been advised by the Managing Agents, Estate Management Solutions, 31 Greek Street, Stockport, Cheshire SK3 8AX 0161 475 2166, that the previous year's management fees were £2076.00. EMS has recently taken over the management of the block, and further information will be available in due course.

**Tenure**

Leasehold with a lease of 125 years from 24/06/1973, there is no ground rent payable.

**Note**

With the recent issues associated with blocks of flats with cladding, a Fire Risk Assessment in line with current regulations has been commissioned on Brocklehurst Court, and the results are due imminently. Please contact the office for the latest information.

**£165,000**

Ground Floor





