





## Flat 5 14, Heyden Close, Macclesfield, Cheshire SK10 3GJ

Heyden Close is an attractive development that falls within the highly sought after area of Broken Cross. This two bedroom apartment is situated on the doorstep of Jasmine Park and is within walking distance of local schools and amenities. Having been upgraded and maintained over the years, this is an ideal purchase for first time buyers looking to get onto the property ladder.

Accessed via a secure communal entrance and located on the first floor, the accommodation comprises; an entrance vestibule, hallway, living room, kitchen, a bedroom with an adjoining en-suite and a further bedroom as well as a bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property has its own allocated parking space as well as visitor parking available in the surrounding grounds.

The property is offered on the Cheshire East low-cost ownership scheme, whereby a purchaser can obtain 100% for £115,995. There is no rent payable. The scheme is restricted to first time buyers.

The prospective purchaser should contact -- [lowcosthomeownership@cheshireeast.gov.uk](mailto:lowcosthomeownership@cheshireeast.gov.uk) -- to gain further information with regards to acceptance.

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 with its picturesque beauty and extensive walks.

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

Proceed out of Macclesfield along Chester Road in a westerly direction towards Knutsford. Proceed straight over the Broken Cross roundabout into Chelford Road right into Whirley Road and first right into Jasmine Avenue. Heyden Close can be found on the right.

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

## Ground Floor

### Communal Entrance

Security intercom system. Postbox.

## First Floor

### Entrance Vestibule

Fires Safe front door. Wooden panelling. Double panelled radiator.

### Hallway

Security intercom system. Airing cupboard. Double panelled radiator.

### Living Room

14'01 x 11'01

T.V. aerial point. uPVC double glazed window. uPVC double doors opening onto a Juliet balcony. Double panelled radiator. Open way through to the Kitchen.

### Kitchen

7'10 x 7'05

Single drainer composite sink unit with extendable tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Zanussi oven with four ring induction hob and extractor hood over. Space for a fridge/freezer. Plumbing for automatic washing machine. Extractor fan. Cupboard housing the Worcester Bosch combination condensing boiler. uPVC double glazed window.

### Bedroom One

11'09 max x 8'07

T.V. aerial point. uPVC double glazed window. Double panelled radiator.

### **En-suite Shower Room**

The white suite comprises a cubicle with rainfall thermostatic shower and additional shower attachment over, a hand basin with mixer tap, tiled splashbacks and vanity storage below and a low suite W.C. Recessed spotlighting. Extractor fan. Chrome heated towel rail.

### **Bedroom Two**

11'10 x 6'00

uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The white suite comprises a panelled bath with mixer tap, a hand basin with mixer tap, tiled splashbacks and vanity storage below and a low suite W.C. Extractor fan. Partially tiled walls. Double panelled radiator.

### **Outside**

### **Gardens**

The building is surrounded by well-kept communal gardens that are tended to by the management company. There is also a bike storage shed available to the residents of Heyden Close.

### **Parking**

There is an allocated parking space for Flat Number 5 with additional visitor parking available.

### **Management Charge**

There is a management charge of £124.00 Per calendar month.

**£115,995**

First Floor





