





## 2 Simpsons Court Great King Street, Macclesfield, Cheshire SK11 6PX

Simpsons Court is a retirement apartment for the over 60's, which has a very central location, being just a few minutes walk of the town centre. For those who drive, there is also residents' car parking.

This particular apartment is of a good design and presented in immaculate order. The property comprises; a secure communal entrance on Great King Street where there are no stairs to contend with, a private hall, bay fronted living room, kitchen and a bathroom. uPVC double glazing has been installed throughout.

For £75,000 a buyer will acquire 70% of the equity with the Housing Association retaining a 30% share. There is no rent to pay, however there is a management charge of £130.00 per month. The buyer's eligibility will need to be approved by the Housing Association.

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.

From Jordangate proceed up Hibel Road bearing left at the roundabout into Churchill Way. Take the second turning on the right hand side into Great King Street. Continue across the junction where Simpsons Court can be found on the right hand side.

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

## **Ground Floor**

### **Communal Entrance**

A secure entrance vestibule and communal hall providing safe and easy access from Great King Street.

### **Entrance Hall**

Security intercom. Airing cupboard with hot water cylinder and shelving. Slim line electric storage heater.

### **Lounge**

13'03 x 10'08

T.V aerial point. Ceiling cornice. uPVC double glazed windows with plantation shutters to two elevations. Two slim line electric storage heaters.

### **Kitchen**

7'02 x 6'06

Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of base and eye level units with contrasting work surfaces over. Integrated four ring induction hob. Built-in oven. Space for fridge/freezer. uPVC double glazed window to two elevations.

### **Bedroom One**

12'11 x 8'01

T.V aerial point. uPVC double glazed window with plantation shutters. Slim lane electric storage heater.

### **Bedroom Two**

13'00 x 8'11 narrowing to 6'08

uPVC double glazed window with plantation shutter. Slim line electric storage heater.

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**Bathroom**

The white suite comprises; a paneled bath with mixer tap and 'Triton' electric shower over. Hand wash basin with mixer tap and base cupboard below. Low suite W.C. Tiled walls. Tiled flooring.

**Outside****Parking**

There is parking for the residents of Simpsons Court.

**Managment Charge**

There is a management charge of £130.00 per calendar month.

**£75,000**

**HOLDEN & PRESCOTT**

Ground Floor





