





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

Situated in the town centre, this retirement apartment offers easy access to local amenities, making daily errands a breeze. This flat is perfect for those looking to downsize and enjoy a more relaxed lifestyle. With a 70% equity share, Simpsons Court was designed and built to provide attractive and very affordable apartments for the over 60's and has thus proved very popular.

This particular apartment is of a good design and is the largest property in the development. It is presented in immaculate order, having been recently refurbished to a good standard. It has a private hall, a 16'10 lounge, a separate dining room, a new fitted kitchen, two bedrooms and a bathroom. uPVC double glazing has been installed, as well as modern hi-tech electric heaters.

For £72,500, 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 £147.45 per month.

This development is set within well-kept grounds and has a convenient location: it is within a short walking distance of the Town Centre. Residents also have the benefit of car 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 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. For the easiest access, it is best to enter via the Piece Street entrance, as from this side, there is one flight of stairs.

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

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**Communal Entrance Hall**

Accessed via a security intercom system. Staircase to the second floor.

**Entrance Hall**

Storage heater. Two storage cupboards. Loft access.

**Lounge**

16'10 x 15'2

Sealed unit double-glazed window. Velux window. Feature fireplace. Two modern storage heaters. Archway through to the Dining Room.

**Dining Room**

14'7 x 8'0

Velux window. Storage heater.

**Kitchen**

9'11 x 6'5

A single drainer stainless steel sink unit with a mixer tap and base units below. An additional range of matching base and eye level high gloss units with contrasting work surfaces and splashbacks. Partially tiled walls. Built-in four ring electric hob. Built-in oven. Extractor canopy.

**Bedroom One**

14'7 x 8'2

Velux window. Storage heater.

**Bedroom Two**

11'9 x 8'11

Velux window. Storage heater.



### **Bathroom**

A coloured suite comprising a panelled bath with Triton electric shower over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Extractor fan. Shaver point.

### **Outside**

### **Residents Parking**

Residents' parking.

### **Tenure & Management Charges**

Leasehold - A term of 99 years from 1989. There is a management fee of £147.45 per calendar month, which is fully inclusive of all charges. For a breakdown and for further information, please contact Holden and Prescott

**£72,500**

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