HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

22 The Towers, Macclesfield, SK10 3LT

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This stylish one-bedroom apartment is located within the prestigious and highly sought-after Clock Tower development, quietly positioned on the first floor.

The property is tastefully presented throughout and benefits from high ceilings and a south-facing aspect, which together create bright, airy, and well-proportioned living spaces. Additional features include gas-fired central heating and double glazing.

The accommodation comprises a private entrance hall with a large storage cupboard, a spacious living room, a well-equipped kitchen, a double bedroom, and a bathroom.

Residents enjoy access to well-maintained communal gardens, and the apartment comes with its own designated parking space.

This well-positioned and peaceful apartment combines modern comfort with an excellent layout and a desirable outlook, ideal for both homeowners and investors.

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 Cumberland Street bearing right at the roundabout into Prestbury Road. At the next mini roundabout take the first exit into Victoria Road and the first turning on the left hand side into Pavillion Way. The entrance to the apartment is under the clock tower.

Viewing: By appointment with Holden and Prescott 01625 422244

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Comunal Entrance Hall
Maintaining its original period character, the Communal Entrance Hall features an original tiled floor, ornate plasterwork and grand staircase.

First Floor

Private Hall
Integrated floor mat. Large storage cupboard with hanging rail and shelving. Single panelled radiator.

Living Room
14'11" x 10'0"
T.V. aerial point. Double glazed sash window. Double panelled radiator.

Kitchen
10'11" x 5'7"
Single drainer stainless steel sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Space for fridge. Main combination condensing boiler. Double glazed window. Tiled flooring. Plinth heater.

Bedroom
12'7" x 11'8"
T.V. aerial point. Double glazed sash window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Tiled walls. Double panelled radiator.

Outside

Management Charge
Lease: 125 years from 1998. Quarterly management charge: £480.00. Annual ground rent: £90.00.

Residents Parking
The apartment comes with one allocated parking space.

Communal Gardens
The development is set within lovely, mature well-maintained communal gardens.

£150,000

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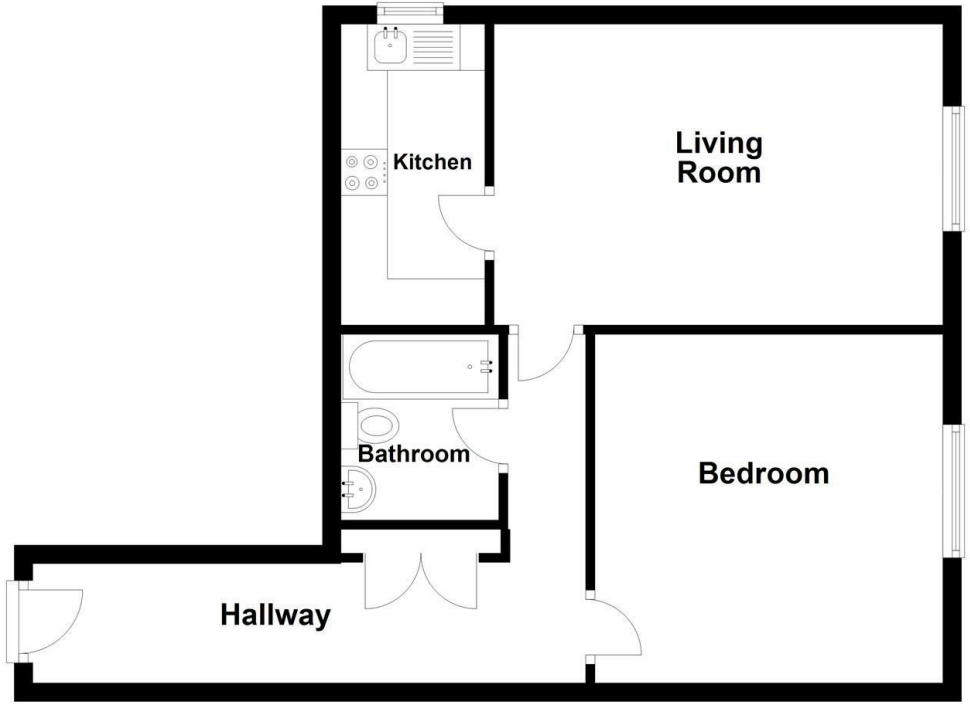
Ground Floor



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