





## Flat 9 14, Heyden Close, Macclesfield, Cheshire SK10 3GJ

This is one of just a small number of stunning penthouse apartments which were incorporated into this highly successful development. It is a beautiful home with space and style and with super views from its second-floor location.

From a secure hall and staircase, there is a private vestibule and hall, superb open plan living room and fully integrated kitchen, extending to some 26' in length, two double bedrooms, one with an en-suite, and a bathroom. The decor is highly appropriate, being stylish yet neutral, and affords the chance to acquire a beautiful apartment in which to live.

Gas-fired central heating and uPVC double glazing are installed, and the apartment has its own allocated parking space.

Available with No Chain !!!

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 and Whirley Road is the next turning on the right hand side. From here take the second turning on the right into Jasmine avenue and first right into Heyden Close.

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

## **Communal Entrance Hall**

Security intercom system to the second floor.

## **Entrance Porch**

Cloaks cupboard. Access to the Entrance Hall.

## **Entrance Hall**

Security intercom system. Central heating control system. Large storage cupboard. Loft access. Recessed spotlighting. Double panelled radiator.

## **Open Plan Kitchen and Living Room**

26'1 x 11'1

Kitchen Area: Single drainer one and a half bowl stainless steel sink unit with mixer tap and black high gloss base unit below. An additional range of matching base and eye level units with contrasting wood effect work surfaces over. Integrated four ring electric induction hob with stainless steel splashback and extractor canopy over. Integrated single oven. Integrated fridge and freezer. Plumbing for washing machine. Recessed spotlighting. Living Area: Recessed spotlighting. T.V. aerial point. uPVC double glazed windows. Double panelled radiator.

## **Bedroom One**

18'8 x 8'8 increasing to 10'11

Recessed spotlighting. uPVC double glazed window.

## **En Suite Shower Room**

Fully tiled double cubicle with thermostatic shower over. Pedestal washbasin. Low suite W.C. Recessed spotlighting. Fully tiled walls. Tiled flooring. Shaver point. Chrome heated towel rail.

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**Bedroom Two**

11'7 x 10'3

Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

**Bathroom**

A modern white suite comprising a panelled bath with mixer taps and thermostatic shower over, a pedestal washbasin and a low suite W.C. Shaver point. Fully tiled walls. Tiled flooring. Recessed spotlighting. Extractor fan. Vertical chrome heated towel rail.

**Outside****Communal Gardens**

Heyden Close is located within well-tended attractive communal gardens.

**Parking**

To the front of the property there is allocated residents parking.

**Tenure**

Leasehold with a lease of 125 years from 2009 with a fixed ground rent of £250.00 perr year. PLease note this infomration should be verified bu your legal representative.

**Management Charages**

£115.99 per calemndar month and includes the cleaning and maintenance of communal areas and building insurance.

**£192,000**

Second Floor





