HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

5, Redhouse Masons Lane, Macclesfield, SK10 2RE

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CASH BUYERS ONLY

This first floor apartment is nicely presented and provides spacious accommodation throughout. The property is ideal for a single person or couple and is ideally located within walking distance of local amenities, the railway station and the town centre itself.

Accessed via a secure entry system, the accommodation comprises an entrance hall which leads to a generously sized living room, kitchen, a spacious double bedroom and a bathroom. Double glazing and electric storage heaters are installed. The apartment also has the benefit of an outdoor store which has space for bikes.

Externally there is a shared courtyard and an additional store.

Available with no onward 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 Hurdsfield Road turning left immediately before the Flower Pot public house into Masons Lane. The property can be found on the left hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Communal Entrance

First Floor

Entrance Hall
Intercom system. Composite front door. Cupboard housing the hot water cylinder. Storage cupboard housing the meters. Storage heater.

Lounge
13'5 x 11'2
Wall-mounted electric fire. Shelving to the chimney recess. uPVC double glazed windows.

Kitchen
11'0 x 8'10
Stainless steel sink unit with a base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashback. Electric cooker point. Tiled flooring. Plumbing for the washing machine. UPVC double glazed window. Electric storage heater.

Bedroom
11'2 x 11'2
UPVC double glazed window. Electric storage heater.

Bathroom
The white suite comprises a panelled bath with electric shower over, a pedestal wash basin with tiled splashback and a low suite W.C. Wall mounted mirror fronted cabinet. Double glazed window.

Outside

Store
4'3 x 3'10
Secure store with shelving.

Communal Courtyard
A secure store that is large enough to house multiple full size bikes is located in the residents courtyard.

Management Charge
There is a ground rent of £10 per annum . The service charge is £1011.36 per annum. The service charge includes buildings insurance.

£75,000

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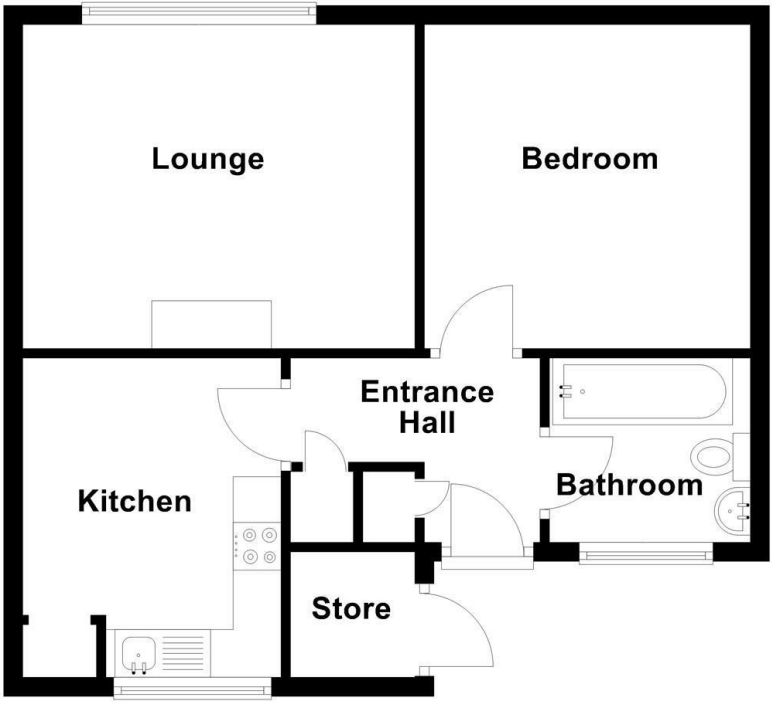
Ground Floor



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