HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

Apartment 14 Simpsons Court Great King Street, Macclesfield, SK11 6PX

Apartment 14 Simpsons Court, Great King Street, Macclesfield, Cheshire SK11 6BY

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 Pierce 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 £70,000 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

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Ground Floor

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

First Floor

Private Hallway
Storage cupboard with shelving. Cupboard housing the hot water cylinder. Electric storage heater.

Lounge
13'2 x 10'9 into bay
T.V. aerial point. uPVC double glazed windows with shutters to two elevations. Electric storage heater.

Kitchen
7'0 x 6'7
One and a half bowl 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 electric hob and extractor hood over. Space for fridge. Space for freezer. Plumbing for automatic washing machine. Tiled flooring. uPVC double glazed windows to two elevations.

Bedroom One
12'0 x 8'2
uPVC double glazed window with shutters. Electric storage heaters.

Bedroom Two
9'0 x 7'0
uPVC double glazed window with shutters. Electric storage heater.

Bathroom
The suite comprises a P-shaped bath with mixer tap, screen and electric shower over, a vanity washbasin with storage cupboards below and a low suite W.C. Extractor fan. Tiled walls. Tiled flooring. Light with shaver point. Electric chrome heated towel rail.

Outside

Parking
There is limited parking for the residents of Simpsons Court.

Management Charge/ Tenure
There is a management charge of £123.88 Per calender month. Leasehold with a residue of 99 years from 1st Janury 1989. The ground rent – one peppercorn.

£70,000

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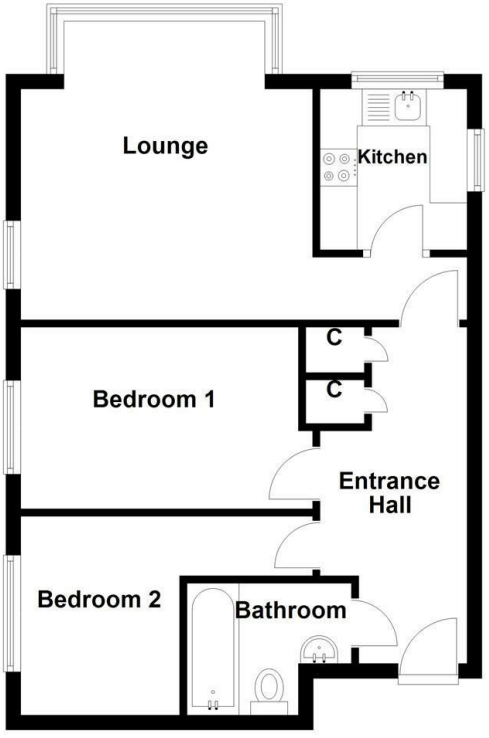
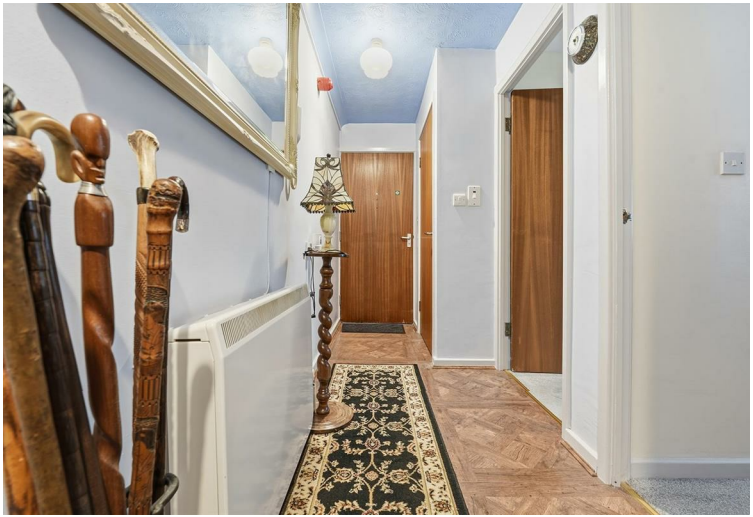
Ground Floor





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