





## 21 Simpsons Court, Great King Street, Macclesfield, SK11 6PX

Simpson Court is a well-presented first-floor retirement apartment, ideally positioned in the heart of Macclesfield town centre, offering excellent access to a wide range of local amenities.

Designed specifically for the over 60s, Simpsons Court is a highly regarded development known for providing attractive living in a convenient and community-focused setting. This particular apartment is offered in immaculate condition, ready for immediate occupation.

The thoughtfully arranged accommodation comprises an entrance hall, a comfortable lounge, a well-appointed kitchen, two good-sized bedrooms, and a modern shower room, making it an ideal choice for those looking to downsize without compromising on space.

The property is offered on a 70% shared ownership basis for £71,000, with the Housing Association retaining a 30% share. Notably, there is no rent payable on the remaining share, with only a management charge of £147.75 per calendar month.

Externally, the development is set within well-maintained communal grounds and benefits from residents' parking. Its central location ensures that shops, services, and transport links are all within easy walking distance, making it perfectly suited for a relaxed and convenient lifestyle.

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**

## Ground Floor

### Secure Communal Entrance

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

## First Floor

### Entrance Hall

Security intercom system. Cupboard housing the combination condensing boiler. Built-in storage cupboard. Infrared heater.

### Living Room

16'7 x 9'6

uPVC double glazed window. Electric storage heater. Open way to the Kitchen.

### Kitchen

11'9 x 4'11

One and a half bowl single drainer composite sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Integrated single oven. Integrated two ring induction hob. Integrated fridge/freezer. Shelving. Partially tiled walls. Velux window.

### Bedroom One

16'1 x 8'10

A range of floor to ceiling bedroom furniture with over-bed cupboard. uPVC double glazed window. Electric storage heater.

  
**Bedroom Two**

11'9 x 6'6

uPVC double glazed window. Infrared heater.

**Bathroom**

The suite comprises a fully tiled cubicle with Mira electric shower over, a vanity washbasin with mixer tap and vanity storage cupboard below and a comfort height W.C. Extractor fan. Recessed spotlighting. Fully tiled walls. Chrome heated towel rail.

**Outside****Parking**

There is limited parking for the residents of Simpsons Court.

**Tenure & Management**

Leasehold - A term of 99 years from 1989. There is a monthly service charge of £147.75. The ground rent is included within this charge.

**£71,000**

**HOLDEN & PRESCOTT**

First Floor





