





## Apartment 2 Jack Lee Mill, 3 Knight Street, Macclesfield, Cheshire SK11 7GU

Built in 2010 to provide an affordable step onto the property ladder, Jack Lee Mill is ideally located just a stone's throw from Macclesfield town centre and the railway station. This modern development offers a highly attractive option for those seeking convenient, comfortable, and affordable living, perfect for first-time buyers or commuters alike

This property is offered on a shared equity scheme, allowing a purchaser to acquire 40% ownership for £70,000, with Plus Dane Housing Group retaining the remaining share. The purchaser then pays a monthly rent of £283.22 and a service charge of £111.00 to the housing association.

Situated on the ground floor, this bright and airy apartment offers two generously sized bedrooms and an impressive 24' open-plan living area, complete with a high-quality fitted kitchen and integrated appliances, ideal for modern lifestyles. Additional features include lift access, video security system and a designated parking space.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 the Silk Road in the direction of Sutton and Langley. At the end of bypass turn left into Windmill Street and second left into Knights Street and first right into Jack Lee Mill.

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

## Ground Floor

### Communal Entrance

Accessed via a security door with intercom system. Postboxes. Lift.

### Entrance Hall

Fire Door. Thermostatic control panel. Storage cupboard with shelving housing the hot water cylinder. Electric slimline storage heater.

### Living Room

16'01 x 10'10

T.V. aerial point. Laminate flooring. uPVC double glazed window. uPVC double doors opening onto the exterior. Slimline electric storage heater. Open way through to the Breakfast Kitchen.

### Breakfast Kitchen

10'10 x 7'11

One and a half bowl stainless steel sink unit with mixer tap and base unit below. A range of matching base and eye level units with contrasting work surfaces extending to a breakfast bar. Under unit lighting. Tiled splashbacks. Integrated single oven with four ring induction hob and extractor hood over. Space for a fridge/freezer. Plumbing for automatic washing machine. Laminate flooring.

### Bedroom One

12'04 x 10'04

T.V. aerial point. uPVC double glazed window. Slimline storage heater.

### Bedroom Two

12'04 x 5'09

uPVC double glazed window. Slimline electric storage heater.



### **Bathroom**

The white suite comprises a panelled bath with electric Mira shower over, a pedestal washbasin with tiled splash backs and a low suite W.C. Partially tiled walls. Electric shaver point. Extractor fan. Shelving.

### **Outside**

### **Parking and Grounds**

The apartment block sits within well maintained communal gardens and there is an allocated parking space for apartment 2. There is also an internal bike store.

### **Leasehold**

A term of 99 years that started in 2011. The ground rent is included within the monthly service charge of £111.00

**£70,000**

HOLDEN & PRESCOTT

Ground Floor





