





## Flat 6 Green Meadows, Kendal Road, Macclesfield, Cheshire SK11 8PG

Green Meadows was constructed in the early 1990's and typically of Jones Homes is an attractive development set within well tended gardens. This apartment has a good position on the second floor with pleasant views over the grounds.

The accommodation is both spacious and well planned having the benefit of both gas fired central heating and double glazing. From a secure carpeted communal hall there is a vestibule, hall, 16' living room with a 'Juliet' style balcony, refitted dining kitchen, two double bedrooms and a bathroom. The accommodation does now require general modernisation but has the makings of a wonderful apartment.

Within the residents car park there is a space allocated for apartment 6.

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 Park Lane continuing over the lights into Ivy Lane. Take the third turning on the left hand side into Kendal Road and the first turning on the right into Green Meadows.

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

**Communal**

A secure and carpeted communal entrance hall and staircase to the first floor.

**Second Floor****Entrance Vestibule**

Private entrance vestibule. Ceiling cornice. Dado rail.

**Hall**

Security intercom system. Ceiling cornice. Dado rail. Large storage cupboard with hanging rail and shelving. Single panelled radiator.

**Lounge**

16'5 x 10'8

Ceiling cornice. Dado rail. T.V. aerial point. Double glazed windows. Double glazed doors opening onto a Juliet balcony. Double panelled radiator.

**Kitchen**

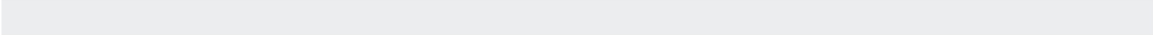
12'3 x 7'8

Single drainer stainless steel sink unit with mixer tap and base cupboards below. An additional range of base and eye level cupboards with matching work surfaces and tiled splashbacks. Integrated single oven with four ring electric hob and extractor hood over. Plumbing for washing machine. Space for a fridge/freezer. Vaillant central heating boiler. Double glazed window. Double panelled radiator.

**Bedroom One**

12'4 x 10'0

Double glazed window. Single panelled radiator.



### **Bedroom Two**

11'3 x 9'11

Loft access. Double glazed window. Single panelled radiator.

### **Bathroom**

The suite comprises a panelled bath with screen and electric shower over, a pedestal hand washbasin and a low suite W.C. Partially tiled walls. Extractor fan. Mirrored bathroom cabinet. Cupboard with shelving housing the hot water cylinder. Double glazed windows. Single panelled radiator.

### **Outside**

Green Meadows is set within mature well tended gardens which are maintained through the management charge.

### **Parking**

To the side of the property there is a conveniently placed allocated parking space. In addition to this there are several visitor parking spaces.

### **Tenure/ Management Charge**

Terms of lease: 125 years with 93 years remaining. Annual Management Charge: £1,760.00. Please note, our vendor is underway with getting the lease extended by 90 years. Please contact the office for further details.

**£150,000**

HOLDEN & PRESCOTT

Ground Floor

