



7 Alma Mill, Pickford Street, Macclesfield, Cheshire, SK11 6LS

Alma Mill is perfectly located for all of Macclesfield's amenities, ideal for those looking to be within walking distance of both the train station and bus station as they are only a two minute stroll away. Macclesfield town centre is also on the doorstep and offers an array of high street shops, restaurants, bars and a fabulous health club. This delightful "riverside" mill was converted into just twelve apartments and comprises 10 two bedroom, two bathroom apartments along with a one bedroom apartment and a studio apartment. This particular apartment is beautifully presented, and benefits from two double bedrooms and two bathrooms along with central heating and double glazing. In brief the property comprises; Private entrance hall, triple aspect living room, open to the fitted kitchen with appliances, two double bedrooms with a bathroom and en-suite facilities to the master bedroom.

£145,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

From our Macclesfield office at Waters Green, turn right onto Sunderland Street. At the first set of traffic lights turn left into Pickford Street where you will find Alma Mill at the end of the road on the right hand side.

Communal Entrance Hall

Secure entry system. Stairs to the upper floors.

Private Entrance Hall

Laminate wood floor, entry phone system. Useful storage cupboard with central heating system. Radiator.

Living Room

16'6" x 15'8"

Fabulous reception room with double glazed windows to three elevations allowing ample natural light to flood in. Laminate wood floor. Two radiators. Space for a dining table and sofas.

Kitchen

7'10" x 7'4"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel, one and a quarter bowl sink unit with mixer tap. Four ring hob with built in oven below and extractor hood over. Integrated fridge freezer with matching cupboard door. Recessed ceiling spotlights. Double glazed window to the side elevation.

Bedroom One

14'1" x 6'5"

Double bedroom with a door and Juliette balcony overlooking the river. Radiator.

En-Suite

Fitted with a walk in shower cubicle, low level WC and pedestal wash basin. Tiled walls. Radiator. Recessed ceiling spotlights.

Bedroom Two

9'1" x 7'10"

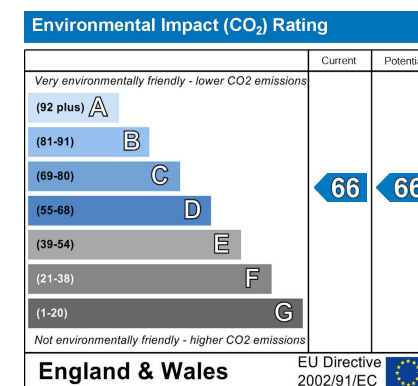
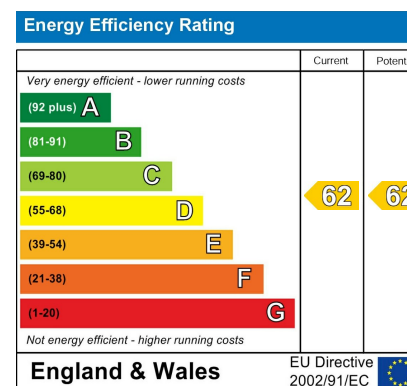
Double bedroom with a double glazed window overlooking the river. Radiator.

Bathroom

Fitted with a panelled bath with shower fittings over off the taps and shower screen to side, low level WC and pedestal wash basin. Tiled walls. Recessed ceiling spotlights. Heated chrome towel rail.

Tenure

We are informed by the vendor that the property is Leasehold with the term being 125 years from 2017. The vendor has also advised us that the management is £65 per month and the ground rent is £120 per half year. We also believe the property to be council tax band A. We would advise any perspective buyer to confirm these details with their legal representative.







Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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