



PLATE 07/11A



# Flat E, Chapel Court Chapel Street, Macclesfield, SK11 8BJ

**\*\* NO ONWARD CHAIN \*\*** This one bedroom ground floor apartment is set within the popular grade II listed Chapel Court development. This particular apartment has its own private entrance and is fitted with large sash windows. The apartment will suit range of purchasers, particularly first time buyers and buy to let investors. Conveniently located, with only a short walk from the town centre and all local amenities with off road parking and lawned communal areas. The accommodation comprises in brief; entrance hallway, living room, kitchen, double bedroom and bathroom. The property is warmed via electric heating. Outside there are communal grounds with residents parking. Internal viewing recommended.

## £110,000

### 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 this office turn right at the junction opposite the railway station, at the traffic lights go across onto Park Street, go across the mini roundabout onto Park Lane, take second left into Peel Street, turn left onto Chapel Street where Chapel Court is situated on the right hand side.

### Entrance Hallway

### Living Room

11'7 x 10'2

Featuring two large sash windows allowing ample natural light to flood in. Wall mounted heater.

## Kitchen

7'6 x 6'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Space for a washing machine, fridge and freezer. Sash window.

## Bedroom

11'8 x 9'4

Double bedroom with sash window. Electric heater.

## Bathroom

Fitted with a panelled bath with shower over, low level WC and pedestal wash hand basin. Part tiled walls. Built in airing cupboard.

## Communal Gardens

There is a communal area laid mainly to lawn.

## Residents Parking

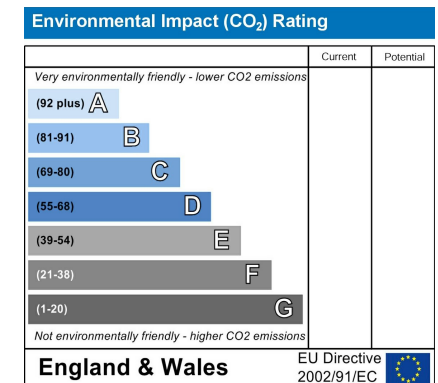
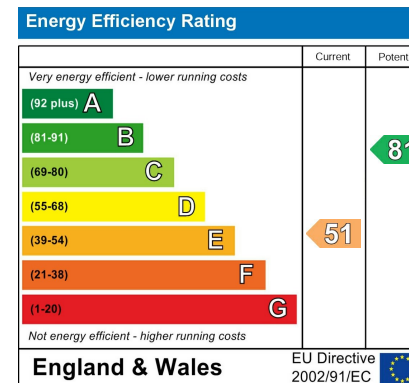
Residents car park.

## Tenure

The vendor has advised us that the property is Leasehold and that the term length was 999 years from 1 March 1987.

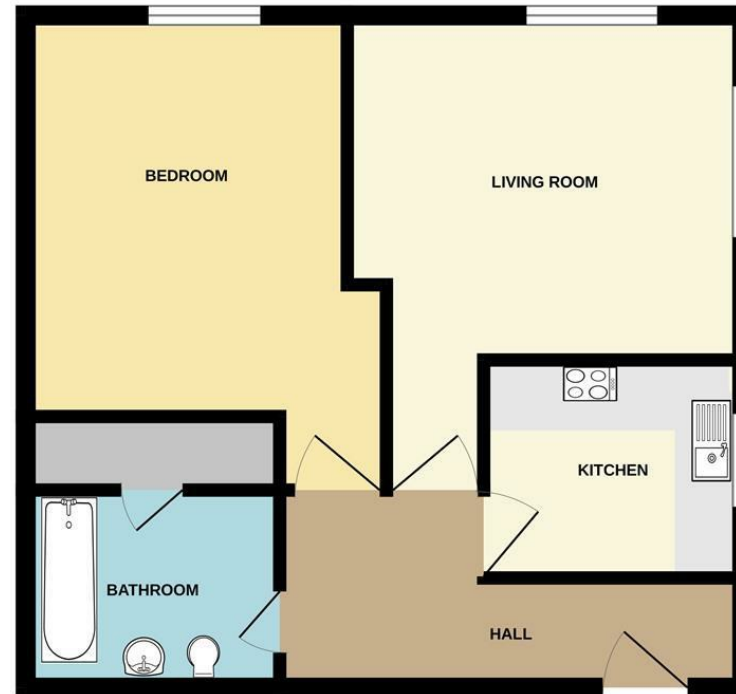
We also believe the council tax band to be A.

We would advise any perspective buyer to confirm these details with their legal representative.





## GROUND FLOOR



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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