



31 MILLERS COURT HOPE STREET WEST MACCLESFIELD SK10 1BR

**** NO ONWARD CHAIN **** Exclusively for the over 60's. An opportunity to acquire a one bedroom apartment located on the first floor of a stylish purpose built retirement apartment, constructed by Messrs "McCarthy and Stone" with LIFT accessing each of the three floors. Well presented throughout with award winning gardens and with the piece of mind of a resident House Manager. Ideal for the actively independent with the added benefit of a large communal lounge offering an inviting social community for all the residents. This apartment offers spacious and well presented accommodation throughout. Being warmed by electric storage heaters and benefitting from double glazing the accommodation in brief comprises; communal entrance hall, private entrance hall, lounge with archway to the fitted kitchen, a double bedroom and fitted shower room. Externally there are well tended communal grounds and parking facilities.

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
Leaving Macclesfield in a Westerly direction along King Edward Street, turn right at the traffic lights onto Prestbury Road. Taking the third turning on the left onto Sharpley St and then right into Hope St, Millers Court can be found on the right hand side.

Communal Hall
The communal entrance opens onto a large communal lounge. Includes the onsite Managers' office, guest suites, laundry room and WC. Access to hall and lift or stairs to both the first and second floors.

Private Entrance Hallway
Panelled door to walk in storage/cloaks cupboard. Coved ceiling.

Living/Dining Room
17'6 x 10'1
Two double glazed windows to side and rear aspect. Electric heater. Archway through to the kitchen.

Kitchen
7'5 x 7'0
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 concealed extractor hood over and oven below. Space for an upright fridge/freezer. Double glazed window to the rear aspect.

Bedroom
11'0 x 9'6
Double bedroom fitted with a built in wardrobe with mirrored fronts. Double glazed window. Electric heater. Warden call pull cord.

Shower Room
Comprising a walk in shower cubicle, push button low level WC and vanity wash hand basin. Part tiled walls. Electric heater. Warden call pull cord.

Outside
Communal Gardens
Well maintained communal gardens with patio areas.

Residents Parking
Private car park for residents and visitors.

Tenure
The vendor has advised us that the property is Leasehold and that the lease is 125 years from 1 July 1988. The ground rent is £496.44 per year (paid in two payments of £248.22) and that the service charge is £1193.59 every 6 months.
The vendor has also advised us that the property is council tax band B. We would recommend any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	