





FLAT 1 NUNEHAM VICTORIA ROAD MACCLESFIELD SK10 3FS

**\*\* NO ONWARD CHAIN \*\* GROUND FLOOR APARTMENT \*\*** An exclusive development of luxury apartments in one of Macclesfields most desirable areas, on Victoria Road, close to West park, Macclesfield general hospital and the town centre. This particular apartment was the original show home and is located on the ground floor and in brief comprises: communal hallway, private entrance hall, living room, fitted kitchen with many integrated appliances, two good size bedrooms with en-suite facilities to the master bedroom and bathroom fitted with a white suite. Outside there are well tended communal grounds and one allocated parking space as well as visitor spaces.

**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**  
Proceed out of Macclesfield along Prestbury Road and at the mini roundabout bear left onto Victoria Road, passing the hospital on the left hand side. After a short distance, this particular development can then be found on the right

**Communal Entrance Hallway**  
Security intercom. Lift and staircase to all floors. Post box.

**Private Hallway**  
Security intercom. Built cloaks cupboard and additional storage cupboard.

**Living/Dining Room**  
20'0 x 11'4  
Decorated in neutral colours featuring a double glazed bay window to the front aspect. Two radiators.

**Kitchen**  
9'5 x 9'1  
Fitted with a range of base units with granite work surfaces over and matching wall mounted units. Underhung stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over and Neff oven below. Integrated fridge/freezer, washer/dryer and dishwasher. Double glazed window to the side aspect. Radiator.

**Bedroom One**  
14'1 x 9'5  
Double bedroom fitted with a range of wardrobes and drawers. Double glazed window to the front aspect. Radiator.

**En-Suite Shower**  
Fitted with a walk in shower enclosure, push button low level W.C and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Ladder style radiator.

**Bedroom Two**  
15'4 x 7'8  
Double bedroom fitted with wardrobes, desk and drawers. Double glazed window to the front aspect. Radiator.

**Bathroom**  
Fitted with a white suite comprising; panelled bath with shower above, low level WC with concealed cistern and vanity wash hand basin. Recessed ceiling spotlights. Ladder style radiator.

**Outside**  
**Parking**  
One allocated parking space as well as visitor spaces.

**Tenure**  
We are advised by the vendor that the property is Leasehold.  
125 years from 1st January 2012  
Ground Rent - £180 per year  
Service Charges £410 per quarter.  
Council Tax Band C



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	82	82
(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	