



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

**\*\* NO ONWARD CHAIN \*\*** A charming two bedroom first floor apartment set within the popular grade II listed Chapel Court development adjacent to a small park with mature trees gracefully lining the park's perimeter. Large sash windows allow natural light to flood in and is filled with character and offers good accommodation to suit range of purchasers, particularly first time buyers and buy to let investors. Conveniently located with only a short walk from the train station, town centre and all local amenities with residents off road parking and lawned communal areas. The current owners have commissioned a sympathetic program of refurbishment resulting in a stunningly beautiful apartment with high ceilings and beautiful windows. In brief the property comprises; communal hallway, private hallway, living room, kitchen, two well proportioned bedrooms and bathroom room. Outside there are communal grounds with residents parking.

## £150,000

### 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 onto Peel Street, turn left onto Chapel Street where Chapel Court is situated on the right hand side.

#### Communal Hall

Entry phone system. Stairs to first floor.

#### Private Hallway

Entry phone system. Useful storage cupboard. Ceiling coving. Electric radiator.

#### Living Room

13'2 x 9'8

Elegantly presented living room with sash window allowing ample light to flow through. Coved ceiling. Electric radiator.

#### Kitchen

8'0 x 5'10

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

### Bedroom One

13'0 x 8'3

Double bedroom with large sash window. Ceiling coving. Electric radiator.

### Bedroom Two

14'5 x 5'10

Well proportioned bedroom with large sash window. Electric radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Part tiled walls. Ladder style radiator.

### Outside

Outside there are communal grounds with residents parking.

### Tenure

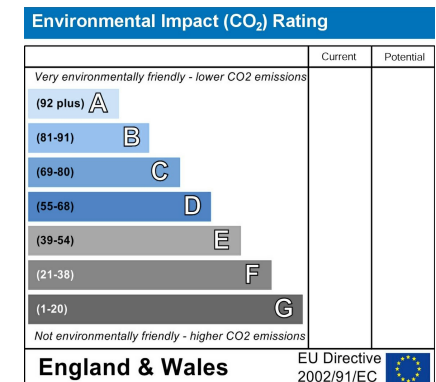
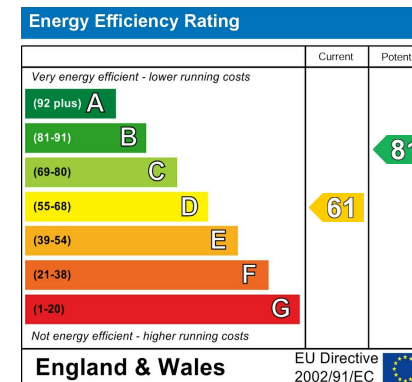
We are advised by our vendor that the property is Leasehold and the lease is 999 years from 25 September 1987. The management and ground rent are £2,400 per annum. (The vendor has advised us that this has been paid until 31/07/2026).

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.

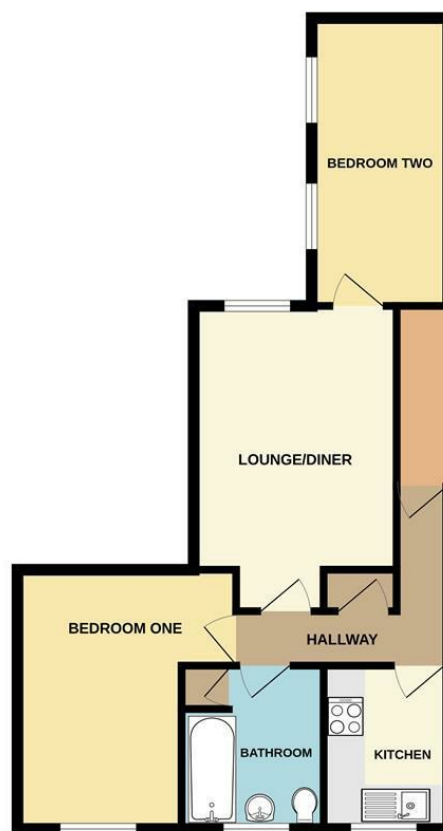
### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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