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CRUISE  
GROUP ONLY AREA ONLY  
No parking for other vehicles  
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# Apt 14, Nuneham Victoria Road, Macclesfield, SK10 3FS

**\*\* NO ONWARD CHAIN \*\* PENTHOUSE APARTMENT \*\*** An exclusive development of luxury apartments in one of Macclesfield's most desirable areas, on Victoria Road, close to West park, Macclesfield general hospital and the town centre. This particular apartment is located on the top floor with a lift and stairs to all floors. In brief the property comprises: communal hallway, private entrance hall, spacious living/dining 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 two allocated parking spaces as well as visitor spaces.

## £218,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Locations

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 hand side.

#### Communal Hall

Security intercom. Lift and staircase to all floors. Post box.

#### Second floor

##### Private Entrance Hallway

Security intercom. Built in cloaks cupboard and additional cupboard housing the hot water cylinder. Radiator.

##### Living/Dining Room

17'1 x 14'8 max

Bright and airy reception room with a large double glazed window to the front aspect allowing natural light to flood in. Two radiators.

##### Kitchen

10'0 x 9'0

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 Neff gas hob with Neff extractor hood over and Neff oven

below. Integrated fridge/freezer and dishwasher with matching cupboard fronts.  
Space for a washing machine.

### Bedroom One

15'0 x 12'0

Double bedroom with double glazed window to the rear aspect. Radiator.

### En-Suite Shower Room

Fitted with a large shower enclosure, push button low level W.C and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Ladder style radiator.

### Bedroom Two

12'2 x 9'2

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

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

### Outside

#### Communal Gardens And Allocated Parking

There are well maintained communal ground and two allocated parking space as well as visitor spaces.

### Tenure

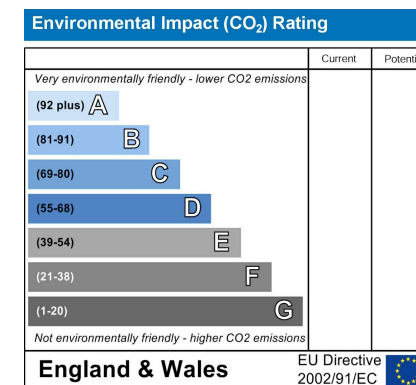
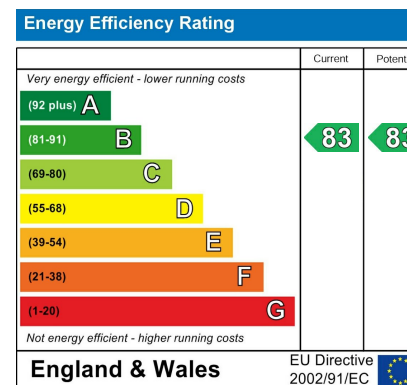
We are advised by the vendor that the property is Leasehold with a lease of 125 years from 1st January 2012 with a ground rent of £180 per year (TBC) and service Charges £460 per quarter.

We have also been advised that the council tax is Band C.

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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
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