Court
jordan fishwick

46 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 second floor of a stylish purpose built retirement apartment, constructed by Messrs "McCarthy and Stone" with LIFT accessing each of the floors. Well presented throughout with award winning gardens and with the piece of mind of a 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 heaters and benefitting from double glazing the accommodation and in brief comprises; communal entrance hall, private entrance hall, lounge with archway to the fitted kitchen, a double bedroom and shower room. Externally there are well tended communal grounds and residents parking.

£89,950

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
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 onto Hope St, Millers Court can be found on the right hand side.

Communal Hallway
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
Built in storage/cloaks cupboard. Ceiling coving. Warden call pull cord. Laminate floor.

Dual aspect Living/Dining Room
17'7 x 10'0
Double glazed window to front and side aspect. Electric heater. Ceiling coving. Archway through to the kitchen.

Kitchen
11'4 x 9'7
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with

mixer tap and drainer to the side. Four ring electric hob with extractor hood over and oven below. Space for a fridge/freezer. Ceiling coving. Laminate floor. Double glazed window to the side aspect.

Double Bedroom

11'4 x 9'7

Double bedroom fitted with a range of built in wardrobe and bedside cabinets. Double glazed window to the side aspect. Ceiling coving. Electric heater. Warden call pull cord.

Shower Room

Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled walls. Electric radiator. Recessed ceiling spotlights. Ceiling coving.

Outside

Communal Gardens

Well maintained communal gardens with patio areas.

Residents Parking

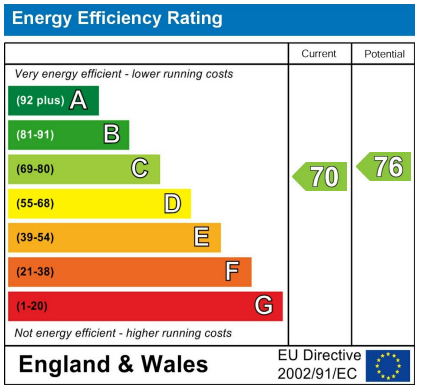
Private car park for residents and visitors.

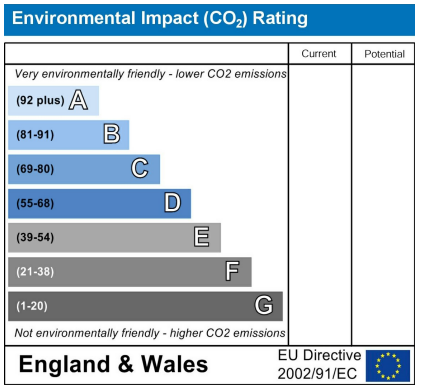
Tenure

The vendor has advised us that the council tax band is B and that the property is Leasehold. We believe the lease term is 125 years from 1 July 1988.
We would advise any perspective buyer to confirm these details with their legal representative.
We have also been informed that the ground rent is £248.22 per 6 months and that the service charge is £1,526.82 per 6 months.

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, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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