



8 Richmond Place, Macclesfield, Cheshire, SK11 7JZ

Richmond Place is located in the highly sought after part of Macclesfield off Black Road. This particular property enjoys a peaceful setting on a cobbled road with views to the front across Windmill Park. The ground floor apartment has its own private front door and is warmed by gas fired central heating via a Vaillant boiler and fitted with double glazed windows. In brief the property comprises; entrance hallway with ample storage space, living room, breakfast kitchen, double bedroom and recently fitted bathroom. Externally, there is residents parking.

£149,750

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

Proceed out of Macclesfield along Buxton Road and proceed over the canal bridge and take the second right onto Black Road. the property. Carry on straight at the junction for Windmill Street and take the next left onto Richmond Hill. The property will be found on the right hand side.

Entrance Hallway

Ample storage space with three built in storage cupboards. Radiator.

Living Room

16'4 x 9'4

Two double glazed windows with the front window over looking Windmill Park. Radiator.

Breakfast Kitchen

10'2 x 7'7

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below.

Breakfast bar with stool recess. Space for a washing machine and fridge/freezer. Wall mounted Vaillant boiler. Double glazed window. Radiator.

Bedroom

13'1 x 9'4

Double bedroom with double glazed window. Radiator.

Recently Fitted Bathroom

Recently fitted with a modern white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Recessed ceiling spotlights. Chrome ladder style radiator.

Outside

Residents Parking

Externally, there is a car park for residents providing off road parking.

Tenure

We are advised by our vendor that the property is Leasehold with a lease term of 115 years from 28 February 2005. The vendor has also advised that the management fee is £462.92 PA and this is paid monthly over 10 months and includes building insurance. The vendor has also advised us that the property is council tax band A. 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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