



Millers Court

PRIVATE PROPERTY
VISITORS
CAR PARK



39 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 bathroom. Externally there are well tended communal grounds and residents parking.

£94,995

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 into 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 Hall

Panelled door to large walk in storage/cloaks cupboard. Ceiling coving. Warden call pull cord. Access to the loft space.

Living/Dining Room

17'5 x 10'0

Double glazed window to front aspect with far reaching views towards Teggs Nose. Electric heater. Ceiling coving. Archway through to the kitchen.

Kitchen

7'6 x 7'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with drainer to the

side. Four ring electric hob with extractor hood over and oven below. Space for an under counter fridge and freezer. Tiled floor. Ceiling coving. Double glazed window to the side aspect.

Bedroom

14'2 x 9'0

Double bedroom fitted with a built in wardrobe with mirrored fronts. Double glazed window to the side aspect. Ceiling coving. Electric heater. Warden call pull cord.

Bathroom

Fitted with a panelled bath with shower over, low level WC and vanity wash hand basin. Tiled walls. Ceiling coving. Electric heater.

Large Storage Cupboard

10'7 x 4'8

Large walk in storage cupboard.

Outside

Communal Gardens

Well maintained communal gardens with patio areas.

Residents Parking

Private car park for residents and visitors.

Tenure

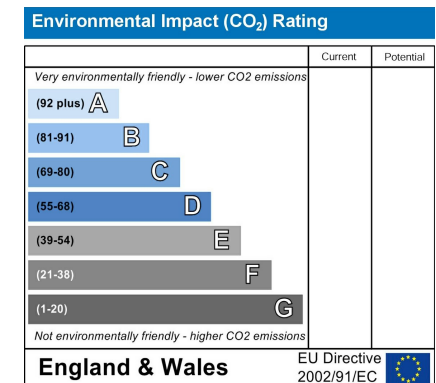
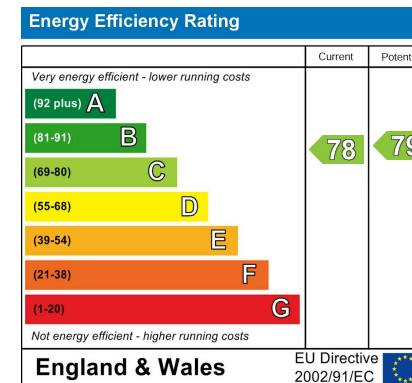
The vendor has advised us that the council tax band is C and that the property is Leasehold.

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 were informed that the ground rent is £248 per 6 months

we were informed that the service charge is £1,115 per 6 months





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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