



Flat 18, Rugby House Brocklehurst Way, SK10 2SJ

**** NO ONWARD CHAIN **** This well presented spacious first floor apartment is located in this extremely popular area of Macclesfield only a short walk to local shops and within easy reach of Macclesfield town centre and the train station. In brief the property comprises; communal hallway, private hall, spacious living/dining room, separate dining room (could be used as a second bedroom), kitchen, good sized double bedroom and a bathroom. Externally the development lies within well-tended communal gardens, which are laid predominately to lawn and interspersed with specimen trees and shrubs, in addition there is a garage and a number of car parking spaces providing residents and visitor parking.

£139,950

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

This property forms part of a popular residential development in Tytherington which has always been one of Macclesfield's premier locations, situated just to the north of the town centre and effectively, a self-contained community in its own right. In addition to the Tytherington Club, with its championship standard golf course and its superb range of leisure facilities, there is both primary and secondary schooling in the area as well as an excellent parade of shops, which provide good day-to-day facilities and prove an ideal complement to the more comprehensive facilities that are to be found in the centre of Macclesfield.

Directions

Leaving Macclesfield in a Northerly direction along the Silk Road, turn left at the first roundabout onto Brocklehurst Way and then turn left onto Badger Road and the next right. Follow the road past the garages and around to the front entrance.

Communal Hallway

Security intercom and stairs leading to the all floors.

Private Hallway

Security intercom system. Built in storage cupboard.

Living/Dining Room

17'7 x 11'5

Light and airy with a large double glazed window allowing natural light to flood in. Electric heater.

Kitchen

10'10 x 9'6

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset single bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker, washing machine and fridge freezer. Double glazed window.

Bedroom One

12'8 x 11'0

Double bedroom with double glazed window. Built in cupboard. Electric heater.

Bedroom Two/Dining Room

10'10 x 9'6

Currently used as a dining room. Double glazed window. Electric heater.

Bathroom

Fitted with a panelled bath with shower fittings over and screen to the side, low level W.C and pedestal wash hand basin. Built in cupboard. Double glazed window.

Outside

Communal Gardens

Externally the development lies within well-tended communal gardens, which are laid predominately to lawn and interspersed with specimen trees and shrubs,

Garage

Up and over door.

Residents Parking

There are a number of car parking spaces providing residents and visitor parking.

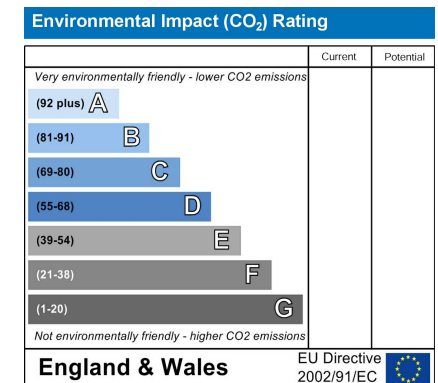
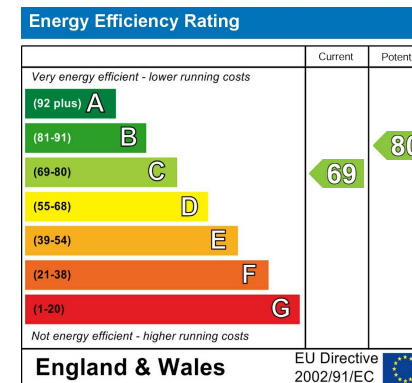
Tenure

The vendor has advised us that the property is Leasehold. 999 years from 1st May 1973.

The management and ground rent charge is £955 per annum, collected 50% in May and 50% November

The vendor has also advised us that the property is council tax band B.

We would recommend any perspective buyer to confirm these details with their legal representative.





GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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