



14, Balmoral House Pavilion Way, Macclesfield, SK10 3GZ

NO ONWARD CHAIN This beautifully presented apartment forms part of Balmoral House, which is a magnificent Grade II listed Victorian building that has been extensively restored to create a variety of exclusive apartments. Located on the ground floor, the accommodation is presented to a high standard and in outline comprises; communal hall, private entrance hallway, living room/dining area, kitchen, two good size double bedrooms (master with recently fitted en-suite) and recently fitted bathroom. Externally the development lies within well-tended communal gardens, which are laid predominately to lawn with specimen trees and shrubs, in addition there are two parking spaces and visitor parking.

£175,000

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 along Cumberland Street, passing Sainsburys on the right, at the next roundabout turn right onto Prestbury Road and first left onto

Victoria Road. Continue past the hospital and Pavilion Way will be found as the next turning on the left hand side. Follow the road round to the right, past Kensington Square, where the signpost for Balmoral House will be clearly seen on the left, with the approach for the apartment directly ahead.

Communal Hallway

Communal hallway giving access to all floors.

Private Hallway

Security intercom. Electric radiator. Two useful storage cupboards.

Living/Dining Room

14'5 x 13'3

Bright and airy room with a large window allowing natural light to flow through. TV point. Electric radiator.

Kitchen

8'1 x 7'1

Fitted with a range of high gloss handleless base units with work surfaces over and wall mounted units incorporating a one and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with oven below and extractor

hood over. Integrated washer/dryer, fridge freezer and slimline dishwasher all with matching cupboard fronts. Inset spotlights. Tiled floor.

Bedroom One

12'10 x 11'0

Excellent size master bedroom with space for double bed and fitted with a range of wardrobes and drawers. Double glazed window. Electric radiator.

Stylish En-Suite Shower Room

Fitted with a stylish suite comprising; shower cubicle, low level WC push button and pedestal hand wash basin. Inset spotlights. Electric ladder style radiator. Tiled walls and floor..

Bedroom Two

12'10 x 8'3

Double bedroom with space for double bed and wardrobes. Double glazed window. Electric radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower attachment off the taps, low level push button WC and pedestal hand wash basin with mixer tap. Tiled walls and floor. Inset spotlights. Ladder style radiator.

Outside

Communal Gardens & Parking

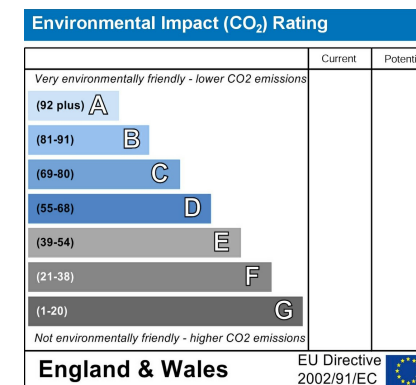
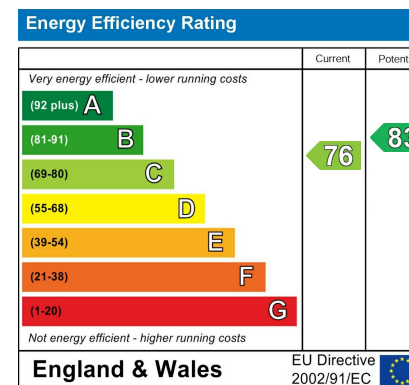
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Tenure

The vendor has advised us that the property is Leasehold. 125 years from 1st January 2003 and the cost is: Ground rent £150 per year and service charge £125 per month.

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

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





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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