



Flat F2, Regents Court Catherine Street, Macclesfield, SK11 6ET

A charming one bedroom second floor apartment located within a short walk of the Chestergate shops, Picture dome and the Town Centre. Regents & Foundry Court is a particularly attractive and stylish Grade II Listed building, skilfully converted in the early 1990's to provide a number of apartments arranged around a stylish courtyard setting. In brief the property comprises; communal hallway, entrance vestibule, living room, kitchen, bedroom and a bathroom. Outside there are well tended communal grounds and residents parking along with visitors spaces.

£130,000

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 Waters Green, travel along Sunderland Street and under the railway bridge, turning left onto the Silk Road. At the roundabout near Tesco, bear left up Hibel Road and continue through the traffic lights. At the roundabout turn left into Churchill Way. At the first set of traffic lights turn right into King Edward Street and continue through the next set of lights into Chester Road. Turn left immediately after the lights onto Pinfold Street and Foundry Court can be found on the left hand side.

Communal Hallway

Security intercom with access to the ground floor apartments and stairs leading to the first and second floor apartments.

Private Vestibule

Access to the loft space. Electric heater.

Living Room

13'3" x 10'5"

Elegantly presented living room decorated in neutral colours with two windows allowing natural light to flood in. Electric heater.

Kitchen

10'8" x 7'6" max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. 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 washing machine and fridge/freezer. Built in storage cupboard housing the hot water tank. Window.

Bedroom

10'3" x 10'11" including wardrobe

Double bedroom with two windows allowing natural light to flood in. Electric heater.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls. Chrome ladder style radiator. Window.

Outside

Communal Garden And Parking

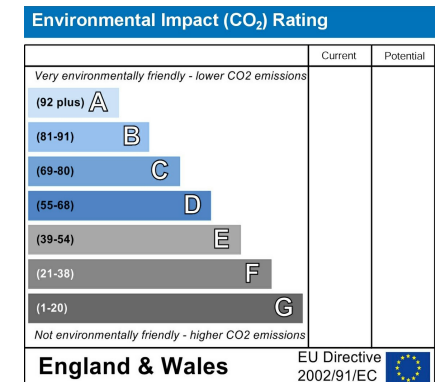
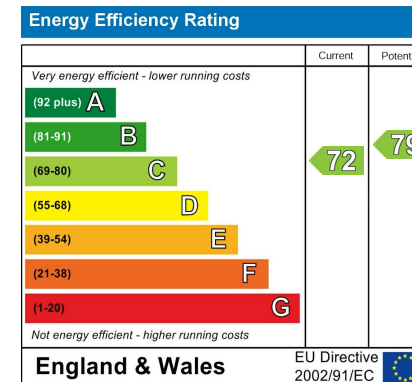
Externally the development lies within well-tended communal gardens, which are laid to lawn with specimen trees and shrubs, in addition there are a number of car parking spaces providing residents and visitor parking.

Tenure

The vendor has advised us that the property is Leasehold with a lease of 999 years from 29 September 1818. The cost is: Ground rent £75 per year and service charge of £130 per month.

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.





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

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

