



Flat 2 Armoury Towers Barracks Square, Macclesfield, SK11 8HF

An iconic Grade 2 listed building dating back to 1857 and forming part of an attractive building that has been beautifully converted to create a number of unique apartments. This charming two bedroom ground floor apartment is filled with character and offers good accommodation to suit range of purchasers. Conveniently located with only a short walk from the train station, town centre and all local amenities with residents off road parking and communal grounds. This elegant apartment comprises in brief; communal hallway, study featuring a beautiful fireplace with a cast iron log burning stove servicing both the study and elegantly presented living area which opens to the bright and airy dining kitchen. An inner hallway allows access to a WC and two double bedrooms both with luxury en-suite facilities. Outside there is a private pleasant courtyard to the front as well as a communal area to the rear. To the front there is residents and visitors parking.

£237,500

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

Leave Macclesfield along Park Lane, continue through the traffic lights at the junction with Bond Street and then take the third turning on the right onto Crompton Road. Take the first left onto Preston Street West and first right onto Barracks Square.

Communal Hall

An attractive stone archway with access to the communal hallway.

Reception Hall/Study

10'0 x 8'1

Feature fireplace with a cast iron log burning stove servicing both the study and living area. Four leaded windows to the front aspect. Security intercom. High ceiling. Dado rails. Ceiling coving.

Living Room

16'7 x 11'8

Elegantly presented bright and airy living room with attractive leaded window to the front aspect. Feature fireplace with a cast iron log burning stove servicing both the living area and study. Double leaded doors opening to the pleasant courtyard seating area. Dado rails. Ceiling coving. Electric heater. Attractive wooden floor stretching through to the dining area.

Dining Room

15'3 x 8'4

With ample space for a dining table and chairs. Space for a fridge. Wooden floor.

Kitchen

15'1 x 7'3

Beautifully appointed large open plan kitchen fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards with under lighting. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in double oven. Integrated fridge, freezer, dishwasher, washer/dryer and a pull out bin sorter for recycling all with matching cupboard fronts. Tiled floor.

Inner Hall

Access to the WC and two double bedrooms. Airing cupboard housing the hot water tank.

WC

Combined two in one push button low level WC and wash hand basin.

Master Bedroom

13'5 x 9'5 max

Decorated in neutral colours and fitted with wardrobes and drawers. Double glazed French doors opening out to the communal area. Electric heater.

En-Suite Bathroom

7'0 x 6'6

Luxury en-suite bathroom fitted with a white suite comprising; panelled bath with shower fittings over and screen to the side, push button low level WC and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Access to the loft space.

Bedroom Two

10'0 x 9'6

Double bedroom with double glazed window to the rear aspect. Built in storage cupboard with shelving, hanging rail and a set of built in drawers. Electric heater.

En-Suite Shower Room

Luxury en-suite shower room fitted with a large shower cubicle with body jets, push button low level WC and vanity wash hand basin. Window to the side aspect. Access to the loft space.

Outside

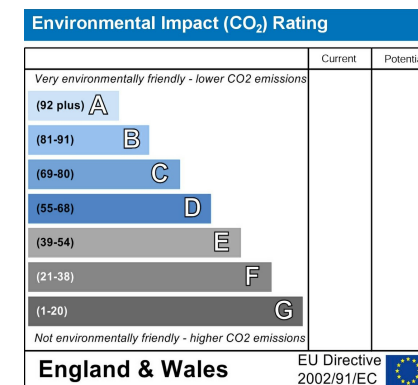
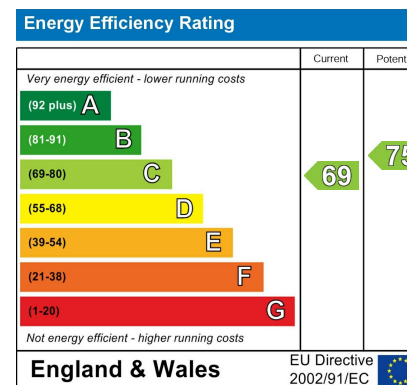
To the front is a stone terraced courtyard set behind wrought iron railings, whilst to the rear accessed from the main bedroom, there is a communal flagged area.

Parking

The property comes with one allocated parking space as well as visitors spaces.

Tenure

The vendor has advised us that the property is Leasehold with a lease of 999 years from 1 January 1990. with a cost of the £20 per year for the ground rent and £125 per month for the service charge. The vendor has also advised us that the property is council tax band B. 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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