



Apt 15, Balmoral House, Pavilion Way, Macclesfield, Cheshire, 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 first floor with lift access, the accommodation is presented to a high standard and in outline comprises; communal hall, private entrance hallway, living room/dining area, kitchen, 2 good size double bedrooms (master with en-suite) and bathroom. Outside there are well tended communal grounds. Residents and visitors parking.

£185,000

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 Hall

Communal hallway giving access to all floors via stairs and lift.

Private Entrance Hall

Security intercom. Electric radiator. Two useful storage cupboards.

Living/Dining Room

15'4 x 13'2

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

Kitchen

8'1 x 6'8

Fitted with a range of base units with work surfaces over and wall mounted units incorporating a stainless steel sink unit with mixer tap and drainer. Four ring electric hob with double oven below and concealed extractor hood

over. Integrated washing machine, space for a dishwasher and fridge/freezer. Inset spotlights. Tiled splashbacks.

Bedroom One

13'0 x 11'0

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

En-Suite

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

Bedroom Two

12'8 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, push button low level WC and pedestal hand wash basin with mixer tap. Inset spotlights. Ladder style radiator.

Outside & Parking

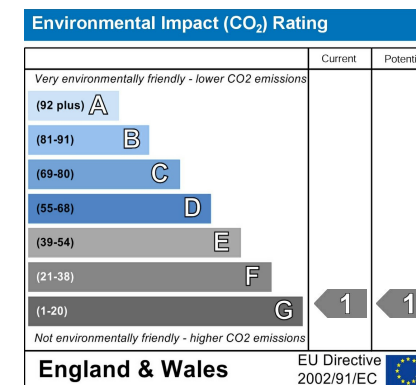
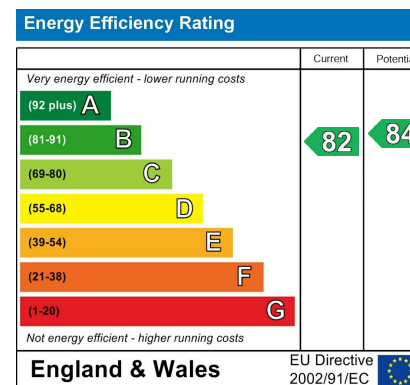
The development is surrounded by well tendered communal areas. Residents and visitor parking available.

Tenure

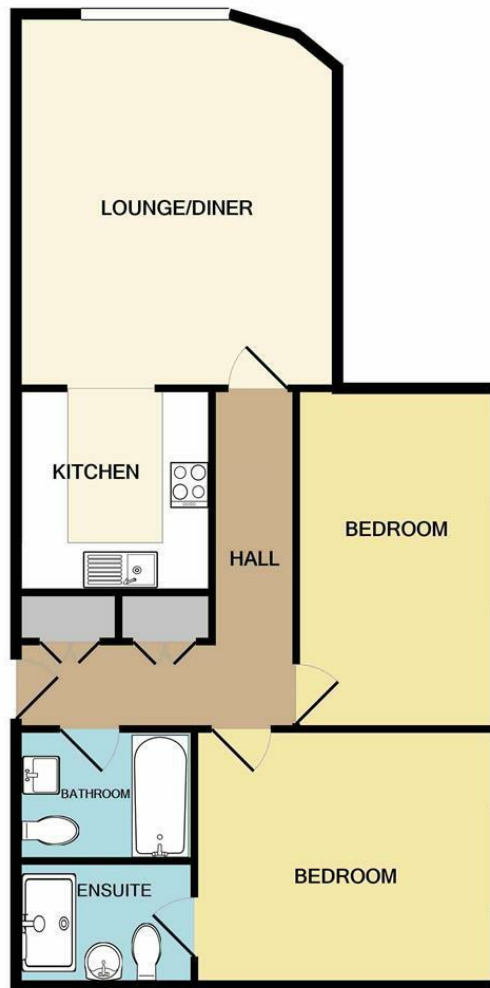
The vendor has advised us that the property is Leasehold and that the management fee is £330 per quarter and the ground rent is £180 per year.

We believe that the council tax band is C.

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







Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
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