



# 115 Eastgate, Macclesfield, Cheshire, SK10 1GD

This third floor, penthouse apartment forms part of a purpose built development by Messrs Persimmon Homes. Located within a most desirable and sought after area close to Macclesfield canal and countryside, within walking distance of the local amenities and just a short stroll to the town centre and excellent public transport links. The accommodation in brief comprises; communal entrance hall, private entrance hall, spacious dual aspect living room, dining kitchen, two double bedrooms (master with en-suite shower room) and bathroom with fitted with a white suite. Externally, there are communal areas and allocated parking.

## £199,950

### 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

Proceed out of Macclesfield along Buxton Road taking the first turning on the left into York Street, just after Arighi Bianchi's. Take the next left onto Eastgate. This particular block is located on the left hand side and can be accessed at the rear next to this apartments parking space.

#### Communal Entrance Hallway

Stairs leading up to the upper floors.

#### Private Entrance Hallway

Private door opening to private entrance hall. Inset mat. Security intercom. Radiator. Recessed ceiling spotlights. Double panelled door opening to a useful built in storage cupboard with cloaks hanging space.

#### Dual Aspect Living Room

24'7 x 12'0

Spacious reception room decorated in neutral colours with double glazed windows to the front and rear aspects. Ceiling coving. Recessed ceiling spotlights. Two radiators.

#### Dining Kitchen

23'0 x 8'4

Fitted with a comprehensive range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over and oven below. Space for a washing machine, tumble dryer and fridge freezer. Two radiators. Worcester boiler within a matching cupboard. Recessed ceiling spotlights. Double glazed windows to the front, side and rear elevations. Access to roof space.

### Bedroom One

14'8 x 9'4

Generous size bedroom with ample space for a king size bed and fitted with a range of built in wardrobes. Double glazed window to the front aspect. Radiator. Panelled door opening to the en-suite.

### En-Suite Shower Room

Fitted with a white suite comprising double shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls. Electric shaver point. Double glazed window to the front aspect. Radiator.

### Bedroom Two

14'4 x 9'7

Generous size bedroom with ample space for a king size bed and fitted with a range of built in wardrobes. Double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath, separate double shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Radiator.

### Outside

### Communal gardens And Parking

There are communal grounds and both visitor and residents parking spaces.

### Tenure

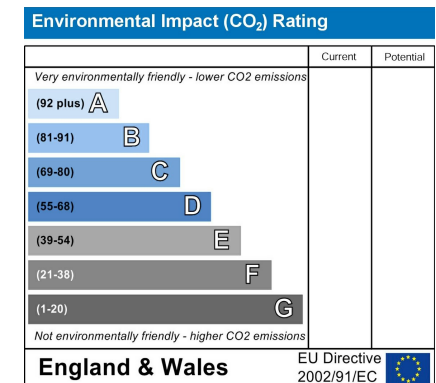
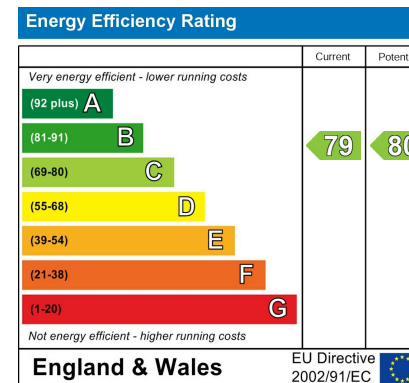
We are advised by our vendor that the property is Leasehold with a lease term of 999 years from 10 December 2004. The vendor has also advised that the management fee is £200.00 PCM and the ground rent is £25.00 PA.

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

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

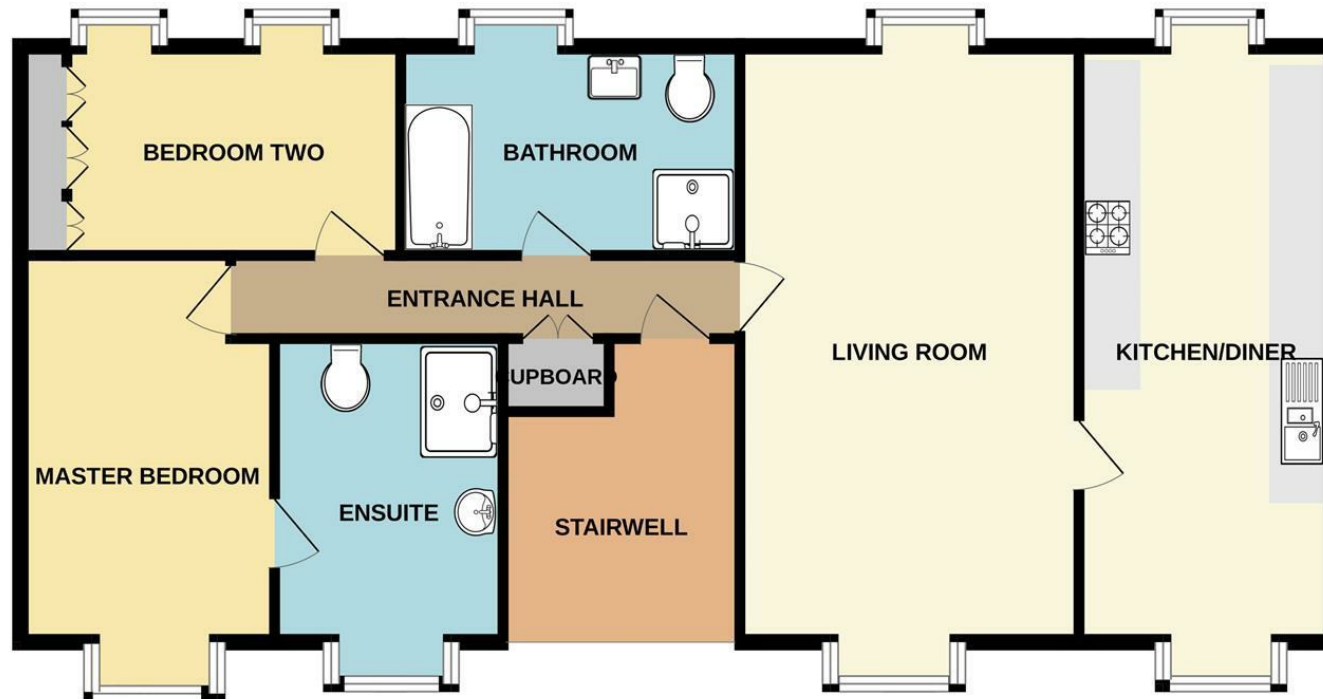
### Agents Notes

NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is employed by Jordan Fishwick LLP Financial Services.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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