



7 Park Hall James Street, Macclesfield, Cheshire, SK11 8GY

**** NO ONWARD CHAIN **** Situated within one of Macclesfield's most distinctive buildings, is this impressive duplex apartment. Park Hall is a magnificent nineteenth century grade II listed former Methodist Chapel and was skilfully converted in c.2007 into 19 individual apartments. This particular apartment is set behind a private courtyard with its own private entrance and set over two floors. Located within walking distance of Macclesfield Town Centre and excellent transport links. The property in brief comprises; private entrance, spacious bedroom fitted with a range of floor to ceiling wardrobes and bathroom. To the first floor is an elegantly presented open plan living room and kitchen. Outside, the apartment comes with its own designated parking space and there are additional visitors spaces available. Viewing is essential to appreciate this beautiful property.

£167,000

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 in a Southerly direction along Sunderland Street, continue through the traffic lights at Park Green and take the first exit at the

roundabout onto Park Lane. Take the first left off Park Lane onto James Street and first left onto the communal carpark of Park Hall. The private front entrance to Number 7 will be found at the other side of the development, adjacent to High Street.

Private Entrance Hallway

Large reception hallway featuring high ceilings and decorated in neutral colours. Inset mat. Radiator. Stairs to the first floor.

Bedroom

13'6 x 12'0

Generous double bedroom with high ceilings and fitted with a range of wardrobes with floor to ceiling sliding doors. Window to side aspect and fitted with Plantation shutters. Radiator.

Bathroom

Fitted with a panelled bath with shower fittings over and screen to side, low level W.C with concealed cistern and wash basin. Tiled floor and part tiled walls. Two inset feature mirrors. Chrome ladder style radiator. Recessed ceiling spotlights. Useful understairs storage cupboard.

Stairs To The First Floor

Living/Dining Kitchen

19'5 x 15'7 max

Elegant reception room with two distinct reception areas.

Living Area

15'7 x 11'3

The living room is elegantly presented and has a window to the side elevation.

Decorated in neutral colours. A breakfast bar separates the living room from the kitchen.

Breakfast Kitchen

15'7 x 8'2

The kitchen area is fitted with a range of base units with work surfaces over and matching wall mounted cupboards with display fronts. Inset four ring electric hob with extractor hood over. Integrated appliances include fridge and washing machine, both with matching cupboard fronts. Window to the front aspect.

Outside

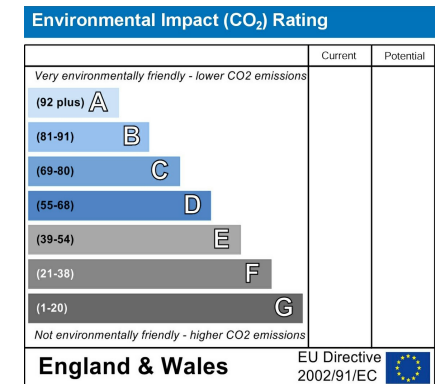
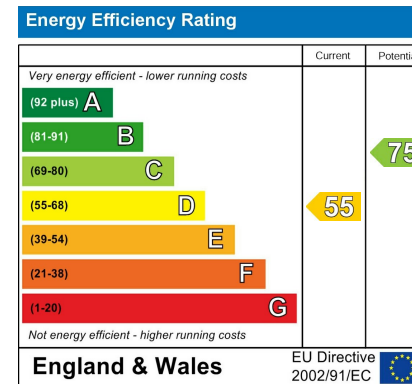
Parking

The apartment comes with its own designated parking space and there are additional visitors spaces available.

Tenure

The vendor has advised us that the property is Leasehold with a lease of 999 years from 21 December 2006. The vendor has advised that the cost for the ground rent is £145.95 per year and that the service charge is £528.78 per quarter year. The vendor has also advised us that the property is council tax band B.

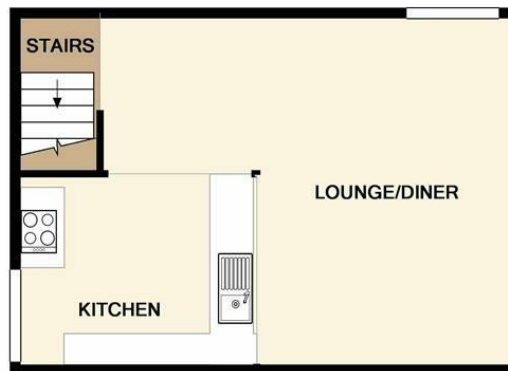
We would recommend any prospective buyer to confirm these details with their legal representative.







GROUND FLOOR



1ST 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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