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MACCLESFIELD

CHESHIRE

A SPACIOUS AND IMPRESSIVE GROUND FLOOR APARTMENT
SITED WITHIN A PRESTIGIOUS DEVELOPMENT.



11 THE TOWERS, PAVILION WAY, MACCLESFIELD, SK10 3LT

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

11 THE TOWERS, PAVILION WAY, MACCLESFIELD, SK10 3LT

This ground floor apartment is part of a listed building that has been converted in a splendid manner to create distinctive luxurious modern homes. Completed in 2002, the apartment has all the amenities of modern living together with the character provided by the stature of the building within which it is situated. This apartment has its own private entrance, and the rooms throughout are airy and in tone with the Victorian era.

There are extensive parkland and landscaped grounds to the development, and there is allocated car parking.

Situated to the west of Macclesfield the position is convenient for access to the leisure centre and also the Cheshire Countryside that surrounds the town. Macclesfield town centre offers comprehensive shopping facilities plus a mainline rail station. Manchester Airport is approximately 25 minutes drive away.

There is full gas fired central heating and double glazing throughout the accommodation which comprises in more detail:-

GROUND FLOOR:

ENCLOSED ENTRANCE PORCH/HALL	Hardwood front door.
LIVING ROOM	17'4" x 16'4" (5.28m x 4.96m) Stone 'Minster' style fireplace with electric fire in basket grate. Television (cable & aerial) point. Telephone point. 2 Central heating radiators. Useful deep built in storage cupboard.
BREAKFAST KITCHEN	10'1" x 9'2" (3.07m x 2.78m) Fully fitted with modern units to floor and wall incorporating stainless steel sink. Stainless steel gas hob and electric oven. Extractor hood. Washing machine plumbing. Wall mounted gas fired combi boiler. Central heating radiator.
BEDROOM	10'1" x 9'1" (3.06m x 2.77m) plus full range of fitted wardrobes and cupboards. Telephone point. Television point. Central heating radiator.
INNER VESTIBULE	Linen cupboard.
BATHROOM/WC	Panelled bath with thermostatic shower, pedestal washbasin, and low level WC. Extractor fan. Central heating radiator.
OUTSIDE	Landscaped gardens and allocated car parking.

SERVICES: All mains services are connected.

COUNCIL TAX BANDING: 'C'

TENURE: We understand that the property is leasehold for the residue of 999 years with a annual ground rent of £60.00 and a quarterly service charge of £190.00. This covers building insurance, exterior painting and maintenance plus the care of all the grounds around the apartments. The extent of this should be confirmed with your solicitor.

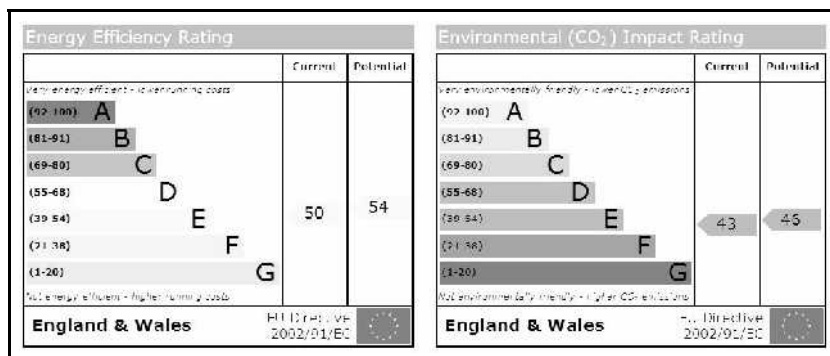
PRICE: £129,950

NO VENDOR CHAIN

VIEWING: By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS: From Macclesfield town centre follow the signs to the General Hospital on Victoria Road. Continue along Victoria Road past the hospital and turn left onto Pavilion Way. Continue past the clock tower and turn left into the car park. No.11 will be found at the far end of this area.

ENERGY RATINGS:



Visit our website at www.michael-hart.co.uk

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

