
jordan fishwick
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# Flat 7, St Albans Place 35 Chester Road, Macclesfield, SK11 8DJ

A recently refurbished and distinctive second floor apartment set within an elegant Georgian style period building. Ideally positioned just a short stroll from Chestergate's shops, the Picturedrome and a wide selection of lively bars, restaurants and the town centre. The property offers both character and convenience. The current owners have thoughtfully enhanced the interior to create a well balanced and stylish living space. The accommodation in brief comprises; a communal hallway, private entrance hall and a contemporary open-plan living area with a modern breakfast kitchen. A ladder leads to a mezzanine style bedroom. Two further bedrooms are accessed off the hallway (one benefiting from en-suite facilities) and a modern family bathroom. Outside, the property includes one allocated parking space.

## £179,950

**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
Leaving Macclesfield along King Edward Street, at the traffic lights continue onto Chester Road and the property can be found after a short distance on the left hand side (on the corner of Great Queen Street).

### Communal Hallway
Secure communal areas with stairs to all floors.

### Private Entrance Hallway
Intercom entry system. Radiator.

### Open Plan Living Room/Breakfast Kitchen
17'1 x 14'2

### Living Area
11'7 x 8'6
Feature media wall with built in shelves and storage units. Recessed ceiling spotlights. Sash window. Radiator.

### Breakfast Kitchen
14'2 x 9'8
Fitted with a range of handless base and wall mounted units with work surfaces over incorporating an underhung stainless steel sink unit with Quooker tap. Inset Neff induction hob. Built in double Neff oven. Integrated dishwasher and washing machine all with matching cupboard fronts. Space for a fridge/freezer. Breakfast bar with stool recess. Sash window.

## Mezzanine Style Bedroom
10'3 x 8'0 restricted head height
Ladder to mezzanine style bedroom.

## Bedroom One
9'5 x 9'2
Double bedroom with two skylight windows. Recessed ceiling spotlights. Radiator.

## En-Suite Shower Room
Fitted with a modern suite comprising; shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls. Laminate floor. Recessed ceiling spotlights. Ladder style radiator.

## Bedroom Two
9'3 x 8'1
Double bedroom with sash window. Worcester boiler. Radiator.

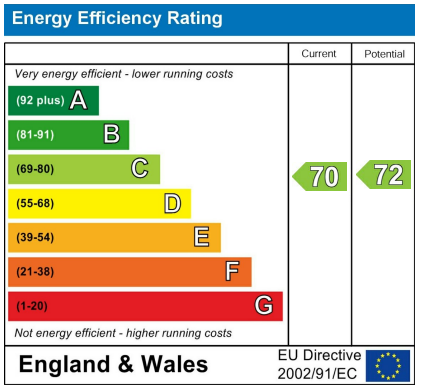
## Bathroom
Fitted with a l-shape tiled panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Part tiled walls. Laminate floor. Recessed ceiling spotlights.

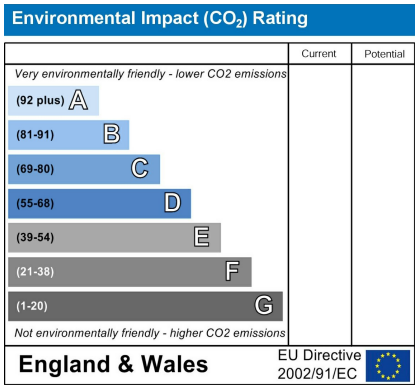
## Outside

## Allocated Parking Space
The apartment comes with one allocated parking space plus visitors parking.

## Tenure
The vendor has advised us that the property is Leasehold. 999 years from 1st January 2006
The vendor has also advised us that the property is council tax band A.
We would recommend any perspective buyer to confirm these details with their legal representative.

## Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.




Email: macclesfield@jordanfishwick.co.uk









GROUND FLOOR

1ST FLOOR







Measurements are approximate. Not to scale. Illustrative purposes only
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