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Flat 7 Catherine House 16A Catherine Street, Macclesfield, Cheshire, SK11 6BB

A recently converted development comprising a selection of well presented one bedroom apartments, offering modern, comfortable and low maintenance living within a secure and well maintained setting. The development benefits from secure locked entrance gates providing residents with enhanced privacy and peace of mind together with an alarm system for added security. Private residents' parking is also available, accessed via enclosed electric gates, providing secure off road parking and further convenience. The properties are ideally suited to a range of buyers, including first time purchasers, professionals and investors. Each apartment has been thoughtfully converted to create practical and contemporary accommodation, combining modern interiors with a secure and attractive communal environment. The development is ideally positioned within a short walk of the popular Chestergate shops, the Picturedrome and an excellent selection of vibrant and cosmopolitan bars, restaurants and local amenities, as well as the town centre. Flat 7 is situated on the first floor and is one of the more spacious apartments within the development. Featuring an impressive vaulted ceiling, the accommodation in brief comprises; a secure communal entrance hallway providing access to four apartments, stairs leading to the first floor, a private entrance hall, open plan living room and kitchen with vaulted ceiling, double bedroom and a stylish modern bathroom. Externally, secure electric wrought iron gates provide access to the residents' private car park offering secure off-road parking for added convenience and peace of mind.

£180,000

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

Catherine Street is a continuation of Bond Street, which can be accessed by a number of ways, including from Park Lane. Alternatively, leaving Macclesfield in a westerly direction along Chestergate, Catherine St can be found on the left hand side, just before the junction with Chester Road. The property will be found on the left hand side between Chestergate and Pierce Street.

Communal Hallway

Accessed via security intercom providing access to the only two apartments on the first floor.

Open Plan Living Area And Kitchen

20'6 x 15'0

Living Area

Bright and airy living area. Security intercom. Cupboard housing the hot water cylinder. Recessed ceiling spotlights. Laminate floor. Radiator.

Dining Kitchen

Fitted with a stylish range of base units with work surfaces over and matching wall mounted cupboards. Sink unit with mixer tap and drainer. Four ring induction hob with with contemporary extractor hood over and oven below. Integrated fridge/freezer, washing machine, slimline dishwasher and

microwave. Space for a dining table and chairs. Laminate floor. Recessed ceiling spotlights. Two double glazed windows. Radiator.

Bedroom

17'0 x 8'8

Double bedroom with double glazed window. Radiator.

Bathroom

8'8 x 7'0

Fitted with a stylish white suite comprising; tiled panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Ladder style radiator. Recessed ceiling spotlights.

Outside

Parking

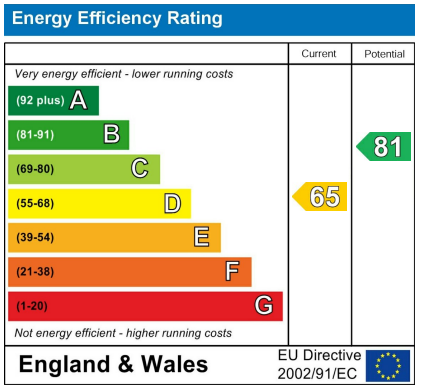
One allocated parking space, with the potential to purchase a second space.

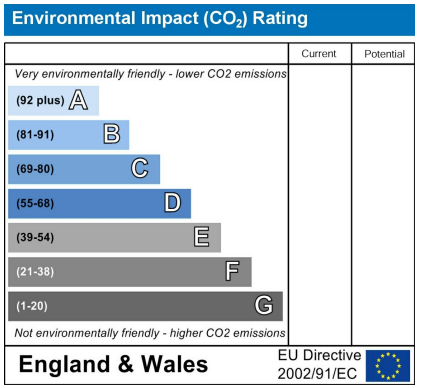
Tenure

We are advised by our vendor that the property is Leasehold with a lease term of 250 years from TBC 2026 and that the management fee is £79.00 PM and the ground rent is £250.00 PA. The vendor has also advised us that the property is council tax band TBC. We would recommend any prospective 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.













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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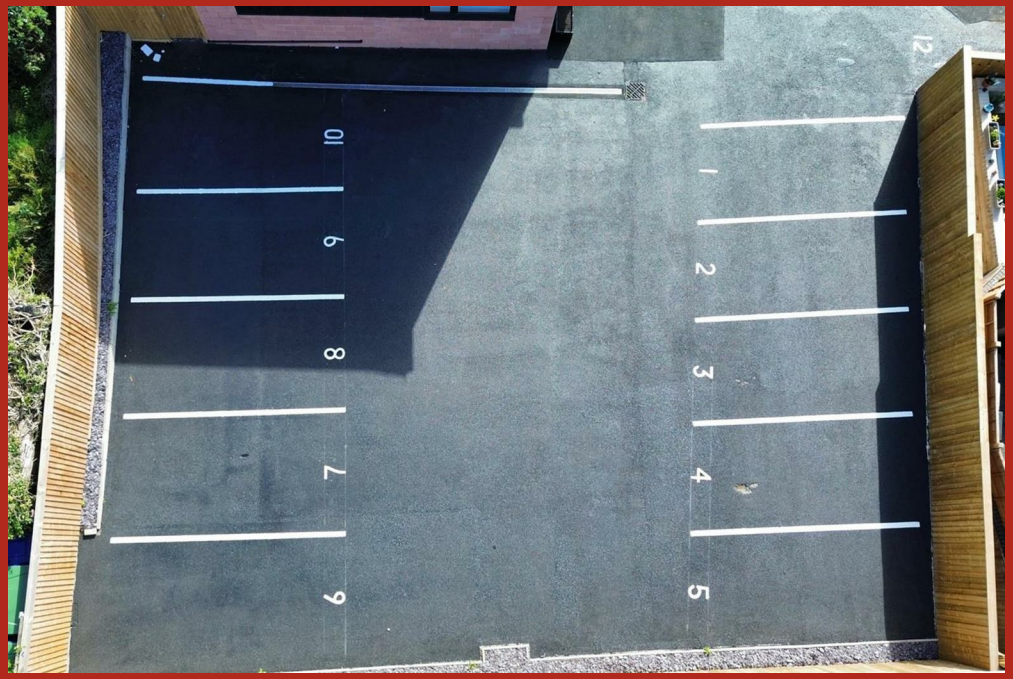
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