HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

16 Kensington Square, Macclesfield, SK10 3GE




LOVE

16, Kensington Square, Macclesfield, Cheshire SK10 3GE

Set in the attractive surroundings of the highly sought-after Kensington Square development, this beautifully presented two-bedroom ground floor apartment offers an appealing blend of period character and contemporary comfort. Converted in the early 2000s, the property occupies an enviable position just a short stroll from Macclesfield town centre and benefits from its own private entrance.

The apartment is filled with natural light, with large sash windows and impressive high ceilings creating a wonderful sense of space and elegance throughout. The well-planned accommodation comprises a private entrance hall, spacious living room, modern fitted kitchen, two generous double bedrooms, one with an en-suite shower room, and a contemporary bathroom.

Further benefits include gas-fired central heating, beautifully maintained communal gardens and the considerable advantage of two allocated parking spaces, together with additional visitor parking.

Combining the charm and character of a period setting with the convenience of modern living, this attractive apartment offers an excellent opportunity for professionals, downsizers or anyone looking to enjoy a convenient town-centre lifestyle.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Cumberland Street bearing right at the roundabout into Prestbury Road. At the next mini roundabout take the first exit into Victoria Road and the first turning on the left hand side into Pavilion Way. Proceed past the clock tower bearing left. Follow the road round turning left into Kensington Square. The property can be found at the head of the car park.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Security door. Two built-in cupboards. Thermostatic control. Double panelled radiator.

Living Room
17'09 x 11'03
Electric fire set within a timber surround and mantel. Ceiling rose. T.V. aerial point. Two tall sash windows. Double panelled radiators.

Kitchen
12'07 x 5'08
Single drainer sink stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splalshbacks. integrated double oven with four ring induction hob. Integrated fridge/freezer. Glow Worm combination condensing boiler. Recessed spotlighting. Tall sash window. Double panelled radiator.

Bedroom One
17'09 x 13'04 max
Fitted wardrobes. Tall sash window. Double panelled radiator.

En-suite Shower Room
The white suite comprises a corner cubicle with body jet thermostatic rainfall shower and additional shower attachment. a pedestal wash basin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Recessed spotlighting. Fully tiled walls. Tiled flooring. Tall sash window. Double panelled radiator.

Bedroom Two
11'05 x 9'03 max
Tall sash window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap and detachable shower head, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. Douible panelled radiator.

Outside

Gardens & Parking
There are two allocated car parking spaces with additional visitor parking available. The apartment block is set within beautifully maintained communal grounds and to the rear is an attractive shared garden.

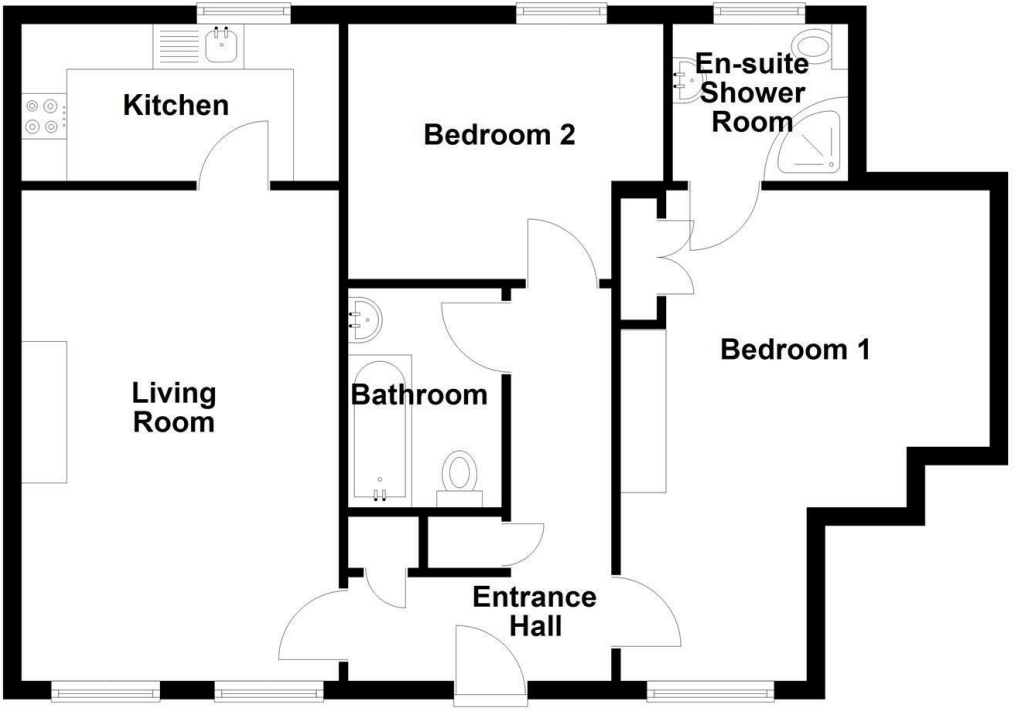
Leasehold & Management
The lease term is the residue of 125 years which started in January 2003. There is an annual ground rent of £190.00 and a service charge of £510.00 per quarter. Please note that pets are not permitted in these apartments.

£199,950

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Ground Floor











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