



4 Rochester House, Pavilion Way,,
Macclesfield, Macclesfield, Cheshire SK10
3LX



- Modern Apartment Building
- First Floor Location
- Two Double Bedrooms
- Dual Aspect Corner Plot
- Breakfast Kitchen
- Bathroom with Shower
- uPVC Windows & Gas Central Heating
- Two Allocated Parking Spaces
- No Vendor Chain

£175,000

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Rochester House was constructed in 1999 by Messer's Jones Homes and forms part of a highly acclaimed development known as The Pavilions which incorporates a mixture of purpose built homes alongside conversions of the existing Parkside Hospital Buildings. The pavilions is widely regarded as one of Cheshire's most desirable residential areas and Rochester House is positioned within a mature parkland setting with preserved trees and is enhanced by period ironwork railings and street lighting. The apartment in question is located on the first floor and has a secure, key and coded entry system into the main communal entrance where you will find the residents post boxes, a door providing access to the rear communal gardens and bin store, as well as the stairs leading to the first floor. Internally the apartment comprises; entrance hallway, storage cupboard, a dual aspect reception room, two double bedrooms, a breakfast kitchen and a bathroom with shower. The apartment would now benefit from a cosmetic facelift and provides a great opportunity for someone who would like to make their own mark as well as benefiting from being fully double glazed, is gas centrally heated, and comes with off road parking. The parking area is located opposite the main building. For more information or to arrange an viewing please contact Harvey Scott on Tel: 01625 576222



The property is situated in one of Cheshire's most popular boroughs close to the centre of Macclesfield, offering a range of local amenities, cobbled streets and quaint old buildings stand side by side with modern shops, bars, restaurants and flea markets, the area also has a good range of social and recreational facilities and local schools cater for children of all ages. Manchester city centre is approximately eighteen miles from Macclesfield and the railway station is ideal for the commuter offering an express link to the North, Midlands and London.



Ground Floor

Communal; Entrance

Coded entry system with post boxes and door leading into inner hallway. Door to rear communal garden and bin stores, and stairs to first floor landing.

First Floor

Entrance Hallway

Ceiling light, hardwired smoke alarm, intercom phone, thermostat and double cupboard with hot water cylinder and header tank.

Dual Aspect Lounge

14' 3" x 14' 6" (4.34m x 4.42m) Dual aspect room with uPVC double glazed windows to the front and side elevations, ceiling pendant light, 2 thermostatic radiators, double power points and satellite point.

Breakfast Kitchen

11' 0" x 7' 9" (3.35m x 2.36m) Fitted with a range of wall and base units with contrasting countertops, stainless steel sink with drainer and mixer tap, single electric fan oven with grill, four ring gas burning hob with concealed extractor hood, plumbing and space for a washing machine and space for a tall fridge freezer. uPVC double glazed window to side elevation, ceiling light, radiator, tiles to splash backs, tile effect vinyl flooring. Power points and glow worm boiler.

Principle Bedroom

11' 8" x 13' 3" (3.56m x 4.04m) uPVC double glazed window to front elevation, ceiling light, radiator and power points.

Second Bedroom

10' 0" x 11' 7" (3.05m x 3.53m) uPVC double glazed window to side elevation, ceiling light, radiator and power points.

Bathroom

8' 2" x 5' 5" (2.49m x 1.65m) White three piece suite comprising; panelled bath with electric shower on a riser rail, pedestal wash hand basin with chrome taps and low level lever flush WC. uPVC double glazed window to front elevation, inset spot lights, radiator, partially tiled walls and vinyl flooring

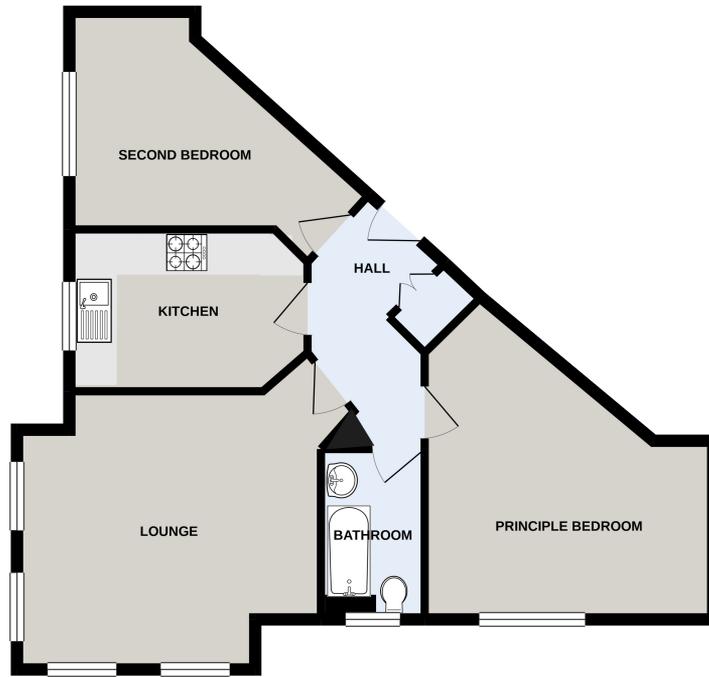
External

Communal Grounds & Residents Parking

The property is set within well maintained communal grounds with wrought iron railings, mature evergreens and lawned gardens. Opposite the development is the resident car park where the apartment comes with two allocated parking spaces.



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA - 640 sq.ft. (59.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan created here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

125 year Lease from 1 January 1998
102 Years Left to run
Managment Company - Emersons Management
Service Charge Currently Paid Quartley £330.00 a Quarter
Annual Ground Rent £80.00pa

Local Authority

Cheshire East

Tenure

Leasehold

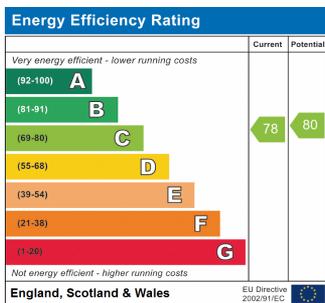
Viewing

By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

Mortgage Information

Our financial advisor will be informed of all offers made and has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may save you money and speed up the whole sales transaction.

Written quotations are available on request.



Misdescriptions Act 1967. These particulars, whilst believed to be accurate, are set out for guidance purposes only and do not constitute any part of any offer or contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. Furthermore you should seek confirmation from a solicitor in respect of moveable items described in the sales particulars, that they are in fact included in the sale. All dimensions, description and photographs are for guidance only and are not a complete representation of the property, references to condition and necessary permissions for use of occupation and other details are given without responsibility, we advise that any intending purchasers or tenants should satisfy themselves by inspection or any other means you may have. No person in the employment of Harvey Scott Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property