HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

Apartment 12 Nuneham, 41 Victoria Road, Macclesfield, SK10 3FS

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Situated in a highly desirable residential location, this beautifully presented second-floor apartment offers both comfort and convenience, just a short distance from West Park, Macclesfield District General Hospital, and a variety of local amenities. The property also benefits from easy access to Macclesfield town centre and excellent transport links. The apartment is presented in excellent order throughout, offering a true “move-in ready” home, ideal for purchasers seeking minimal work and immediate comfort.

The apartment is accessed via a secure communal entrance with an intercom system, leading to well-maintained shared areas. Apartment 12 can be reached via both lift and stairwell, making it suitable for a range of buyers.

Internally, the accommodation briefly comprises; an entrance hall with two airing cupboards, a bright and spacious living room featuring double doors opening onto a private balcony, and a well-appointed kitchen. There is a generously sized primary bedroom with an en-suite shower room, a further double bedroom, and a family bathroom.Additional benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the building is set back from the road and surrounded by beautifully maintained communal gardens. To the rear, there is a residents’ car park with an allocated parking space for Apartment 12, along with additional visitor parking.

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 Prestbury Road, turning left at the roundabout into Victoria Road. Follow this road for approximately a half mile and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Secure Communal Entrance
Intercom system. Security Camera.

Second Floor

Entrance Hall
Security intercom system. Thermostatic control panel. nStorage cupboard with shelving. Airing cupboard housing the hot water cylinder. Double panelled radiator.

Living Room
16'07 x 7'06
Vaulted ceiling. T.V. aerial point. Double glazed windows and doors opening onto the balcony. Double panelled radiator.

Kitchen
9'06 x 9'01 max
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Neff single oven. Integrated Neff four ring gas hob with Neff extractor hood over. Integrated fridge/freezer. Plumbing for automatic washing machine. Double glazed window. Double panelled radiator.

Bedroom One
16'10 max x 9'05
Floor to ceiling fitted wardrobes. Double glazed sash style window. Double panelled radiator.

En suite Shower Room
The white suite comprises a fully tiled cubicle with thermostic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Recessed spotlighting. Partially tiled walls. Vertical heated towel rail.

Bedroom Two
15'06 x 7'06
Floor to ceiling fitted wardrobes. Double glazed sash style window. Double panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a handwash basin with mixer tap and vanity storage cupboard below and a low suite W.C. with concealed cistern. Partially tiled walls. Extractor fan. Recessed spotlighting. Vertical heated towel rail.

Outside

Gardens & Parking
There are well maintained communal gardens and a residents car park to the rear with an allocated parking space as well as visitor spaces.

Tenure & Management Fee
Leasehold. A term of 201 years from the 24th June 2025 with a service charge of £1860.00 per annum. Ground rent is included within the service charge.

£232,500

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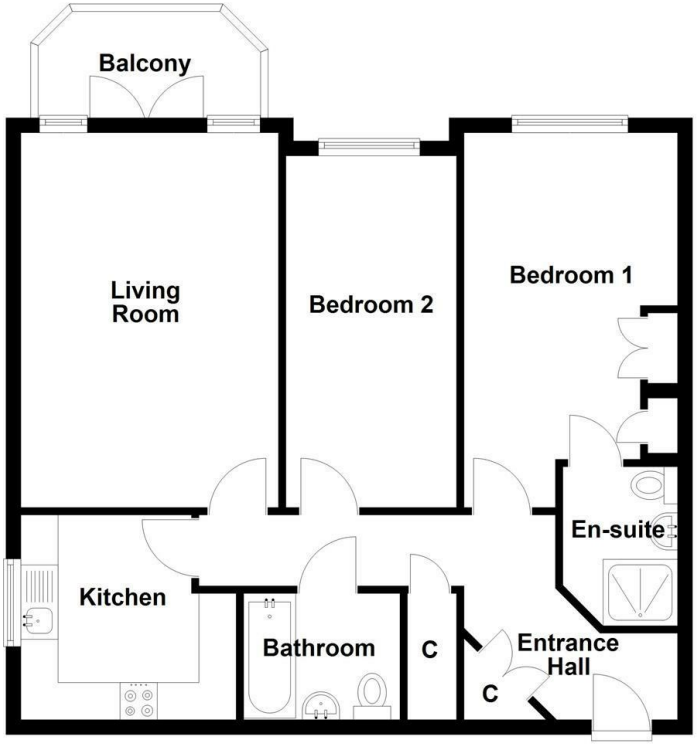
Second Floor



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