HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

3 Simpsons Court Great King Street, Macclesfield, SK11 6PX

3 Simpsons Court, Great King Street, Macclesfield, Cheshire SK11 6PX

Situated jus outside of Macclesfield town centre, Simpsons Court is a retirement apartment for the over 60s, offering comfortable and convenient living within a highly regarded development. Ideally positioned within walking distance to a wide range of shops, services, and transport links, the property provides an excellent opportunity for those seeking a relaxed lifestyle with everything close at hand.

Located on the ground floor, the accommodation briefly comprises; an entrance hall, lounge, kitchen, two generously sized bedrooms, and a shower room. The property further benefits from uPVC double glazing throughout and is heated via electric storage heaters. Externally, Simpsons Court enjoys attractive communal grounds together with residents' parking, further enhancing the appeal of this friendly and well-maintained development.

The property is available on a 70% shared ownership basis for £69,950, with the Housing Association retaining the remaining 30% share. Importantly, there is no rent payable on the retained share, with only a management charge of £147.75 per calendar month.

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.

From Jordangate proceed up Hibel Road bearing left at the roundabout into Churchill Way. Take the second turning on the right hand side into Great King Street. Continue across the junction where Simpsons Court can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Secure Communal Entrance
A secure entrance vestibule and communal hall providing safe and easy access from Great King Street and Pierce Street.

Ground Floor

Entrance Hall
Security intercom system. Built-in cupboard housing the Ariston water heater. Further built-in storage cupboard. Electric storage heater.

Living Room
14'10 x 9'4
Ceiling cornice. T.V. aerial point. uPVC double glazed windows to the front and side elevation. Electric storage heater.

Kitchen
11'6 x 5'1
Single drainer staineless 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. Electric cooker point with extractor hood over. Space for a free-standing fridge/freezer. Plumbing for automatic washing machine. uPVC double glazed window.

Bedroom One
15'11 x 11'6 reducing to 8'9
uPVC double glazed window. Electric storage heater.

Bedroom Two
11'6 x 6'6
uPVC double glazed window. Electric storage heater.

Shower Room
The white suite comprises a fully tiled cubicle with Mira electric shower over, a washbasin with tiled splashbacks and vanity storage cupboard below and a low suite W.C. Extractor fan. Electric shaver point.

Outside

Parking
There is limited parking for the residents of Simpsons Court.

Tenure & Management
Leasehold - A term of 99 years from 1989. There is a monthly management fee of £147.75. This includes buildings insurance and grounds maintenance.

£69,950

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Ground Floor

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