



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4 Armoury Towers

Barracks Square, Macclesfield, Cheshire, SK11 8HF

A unique duplex apartment located within the most picturesque building overlooking the historic barracks square. NO CHAIN

Asking price £169,950

Directions

From our Bollington Office proceed up High Street turning left into Palmerston Street. Continue for approximately two miles to the roundabout. Take the first exit onto the Silk Road. At the roundabout take the second exit and stay on the Silk Road. Turn right onto Mill Lane and at the traffic lights turn left into Park Lane and continue for approximately quarter of a mile turning right onto Crompton Road and first left onto Preston Street West. Armoury Towers can be found immediately on the right hand side. Apartment 4 can be found directly ahead as you enter the development.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

FIRST FLOOR

PRIVATE ENTRANCE HALL

STUDY AREA 12'3 x 10' (overall) (3.73m x 3.05m (overall)) With staircase off.

LOUNGE 13'10 x 10'2 (4.22m x 3.10m)

DINING AREA 5'4 x 5'4 (1.63m x 1.63m)

ATTRACTIVE FITTED KITCHEN 10' x 6'8 (3.05m x 2.03m)

Comprising an excellent range of white high gloss units base and eye level units, beech working surfaces, single drainer stainless steel sink unit, built-in electric oven with four ring hob and extractor hood over, attractive part tiled walls.

SECOND FLOOR

LANDING

BEDROOM 1 11'7 x 9'9 (3.53m x 2.97m)

BEDROOM 2 10'2 x 6'9 (3.10m x 2.06m)

DRESSING ROOM

RECENTLY REFITTED BATHROOM/WC 10'2 x 6' (3.10m x 1.83m)

Comprising: Panelled bath with shower over, pedestal wash hand basin, low level WC, attractive tiled walls.

OUTSIDE

PRIVATE PARKING SPACE With additional visitors parking.

MAINTENANCE CHARGE £100 pcm, this covers building insurance, maintenance of building, fortnightly cleaning of the hall and communal areas, and lighting of internal and external areas.

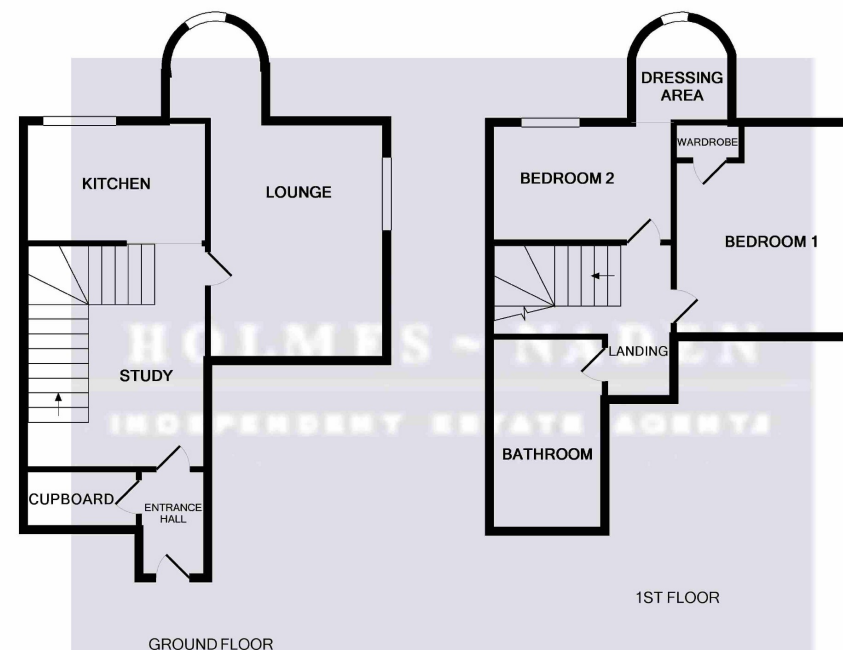
Tenure

We have been advised by our vendor that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitor.

Viewings

Strictly by appointment through the Agents.

Possession



Whilst every attempt has been made to ensure the accuracy of the floor plan contained 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 by 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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MISDESCRIPTONS ACT 1967

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