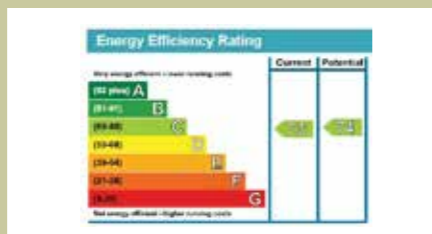
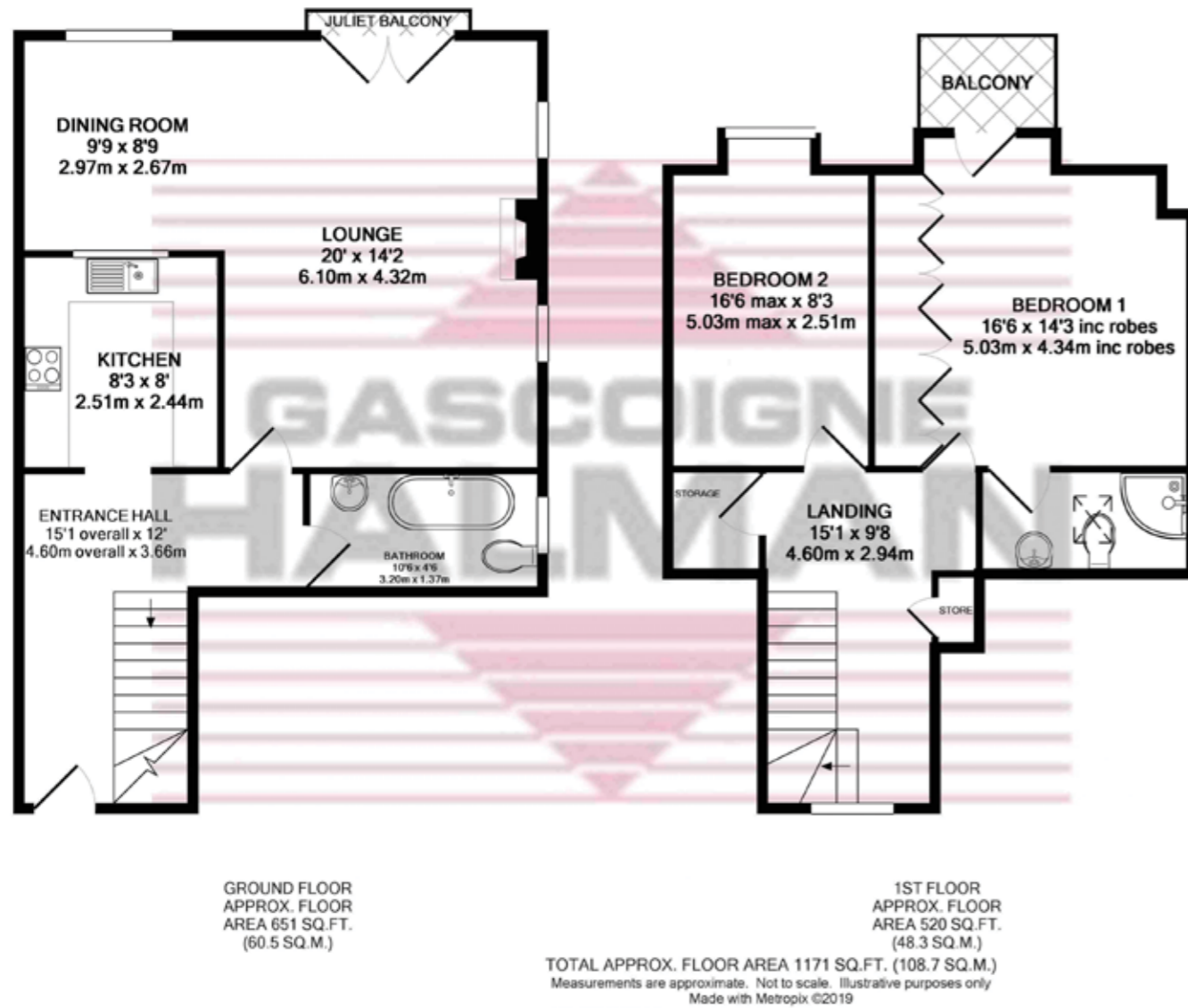


**7 THE BOWMANS**  
 Victoria Road, Macclesfield  
**£275,000**



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Macclesfield  
 80-82, Waters Green, MACCLESFIELD SK11 6LH  
 01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Located within this exclusive development, a stylish, superbly presented, upgraded DUPLEX APARTMENT, offering excellent space throughout, with TWO DOUBLE BEDROOMS, TWO BATHROOMS, lovely south facing balcony and a brick built GARAGE.



- Superbly upgraded DUPLEX apartment
- Popular location close to hospital
- Luxury features incl POOL, GYMNASIUM, BBQ and GARAGING
- Two double bedrooms
- Two modern bathrooms, incl one en-suite

- Large L-shaped living space
- Fully fitted kitchen with appliances
- Mostly uPVC double glazing, gas fired central heating
- Engineered Oak flooring to living areas
- Viewing highly recommended

**£275,000**

**7 THE BOWMANS**  
Victoria Road, Macclesfield



The Bowmans is a stylish development, named after the Macclesfield Archers who once used the grounds, and is known for its many unique luxury features, to include a beautifully maintained indoor swimming pool with changing/shower facilities, a well equipped gymnasium and pleasant communal gardens with BBQ, garages and car wash facilities. The apartment has been upgraded to an extremely high standard by the present owners and enjoys a first floor location at the front of the building with south facing aspect. The accommodation includes an impressive L-shaped lounge and dining room, an extensively fitted kitchen with a host of appliances and a well appointed bathroom with roll top bath.

The two genuine double bedrooms are located on the second floor, the master benefiting from a range of built in wardrobes, a lovely railed balcony and a modern en-suite shower room. With gas fired central heating and mostly uPVC double glazing, the apartment will be ready for immediate occupation.

**LOCATION**

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and

commuter links with Manchester, London and the surrounding business centres.

**DIRECTIONS**

Leaving Macclesfield along Cumberland Street, continue past Sainsburys on the right and at the next roundabout, take the third exit into Prestbury Road. At the mini roundabout bear left into Victoria Road, where The Bowmans can be found after a short distance on the right. POSTCODE : SK10 3JA

**TENURE**

We are informed by our client that the property is leasehold with a residue of around 999 years, with The Bowmans Management Co owning the freehold, so each apartment owns 1/12 of the freehold; service charge is currently £220

pcm for the upkeep of all communal areas. Prospective purchasers are advised to confirm this point with their solicitor.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Cheshire East Borough Council. Tax Band : D

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**