HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

8 Bluebell Mews Cavendish Close, Macclesfield, SK10 2GG





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Bluebell Mews has always been exceptionally popular, renowned for its desirable location, attractive design and quality of accommodation. This light and airy first floor retirement apartment, exclusively for the over 60s, forms part of this attractive and well-maintained development adjoining Tytherington Links.

The property enjoys a particularly convenient position, with a wide range of local shops and everyday amenities within a short walk, together with nearby bus routes providing excellent access to the surrounding area. Macclesfield town centre and railway station are also just a short drive away.

The apartment offers comfortable and well-presented accommodation throughout, briefly comprising an entrance hall, a bright bay-fronted living room, fitted kitchen, two well-proportioned double bedrooms and a modern shower room.Further benefits include gas-fired central heating, uPVC double glazing throughout and the reassurance of secure retirement living.

Externally, Bluebell Mews is surrounded by attractive, well-tended communal gardens, with both residents' and visitors' parking available.

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 the traffic lights at Jordangate, proceed along Beech Lane. Having passed the school on the right hand side, turn second left into Dorchester Way and first right into Cavendish Close. Bluebell Mews can be found at the head of the cul-de-sac.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Communal Entrance
Security intercome system.

First Floor

Entrance Hall
Hardwood front door with glazing inset. Ceiling cornice. Two built-in cupboards. Thermostatic control panel. Single panelled radiator.

Living Room
18'4 x 11'5
Security intercom system. Electric fire. T.V. aerial point. Ceiling cornice. Ceiling fan. Wall light points. uPVC double glazed windows to the bay. uPVC double glazed windows to the rear and side elevations. Double panelled radiator. Single panelled radiator.

Kitchen
10'7 x 8'00
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 single oven. Integrated four ring gas hob with extractor hood over. Plumbing for dishwasher. Space for tumble dryer. Space for a free-standing fridge/freezer. Cupboard housing the Baxi combination condensing boiler. uPVC double glazed window. Single panelled radiator.

Bedroom One
14'2 x 12'3 into 9'9
A range of floor to ceiling fitted wardrobes. Ceiling cornice. Ceiling fan. uPVC double glazed window. Single panelled radiator.

Bedroom Two
10'9 x 7'1
Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Shower Room
The white suite comprises a water-proofed panelled cubicle with thermostatic shower over and a combined washbasin and W.C. vanity unit. Wall-mounted mirror with downlighting. Fitted eye level cupboard. Extractor fan. Recessed spotlighting. Hardwood single glazed window. Chrome heated towel rail. Single panelled radiator.

Outside

Gardens & Parking
The property is set in delightful well-maintained gardens with neat lawns, well stocked flowerbeds and borders and a substantial car park which is for residents of Bluebell Mews.

Tenure
Leasehold - A term of 125 years from the 18th September 1987. There is an annual ground rent of £50.00. There is also a monthly management fee of £157.38

Additional Information
Prospective purchasers should be aware that there are two additional contributions payable to Premier Estates in connection with the resale of the apartment. The first is calculated at 0.5% of the original purchase price paid by the current owner, multiplied by the number of years they have owned the property. This contribution is payable upon sale and is paid into the development's Sinking Fund to help cover the cost of future maintenance and major works not covered by the standard Service Charge.

In addition, a further contribution of 0.5% of the property's current resale price is payable upon the sale of the apartment. This payment will also apply to future owners when they come to sell the property.

£200,000

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First Floor











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