

EPC: D



bridgfords

Park Lane, Macclesfield, Cheshire

Guide Price: £180,000



Flat 3
435
Park Lane



Whether you're searching for a smart investment, a convenient commuter base, or a low-maintenance home close to local amenities, this recently decorated two-bedroom ground floor apartment ticks all the boxes.

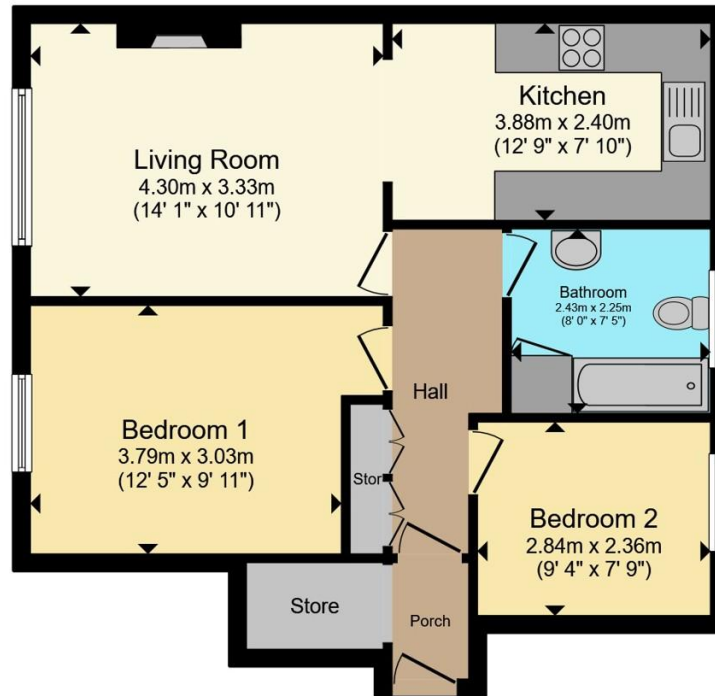
The property enjoys the rare advantage of its own private entrance, along with off-road parking and a garage, providing both convenience and practicality. Offered with no onward chain, it is ready for immediate occupation.

Situated within easy reach of Macclesfield town centre, you'll find a wealth of shops, cafés and leisure facilities nearby. The apartment is also perfectly positioned for commuters, being just a short walk from the train station, which offers direct services to Manchester and London. With a selection of excellent schools close by, the location is equally appealing to a wide range of buyers. An ideal opportunity for investors, professional couples, downsizers, or those looking for a convenient bolthole in a thriving Cheshire market town. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

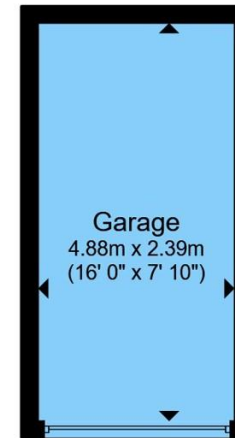








Floor Plan



Garage

Total floor area 70.8 m² (762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **942**

Ground Rent: **£12**



Viewing arrangement by appointment: **01625 614006**
macclesfield@bridgfordscountrywide.co.uk
38-40 Mill Street, Macclesfield, Cheshire, SK11 6LT



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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