

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Apt 1, Springfield House, 1, Scott Road,

Prestbury, Macclesfield, Cheshire, SK10 4DN

A superb opportunity to acquire a prestige and spacious apartment located in the heart of Prestbury village within short walking distance of all local amenities and the railway station.

£925,000

Number 1 Scott road is a fabulous development by award winning house builder PH Homes and occupies a commanding position on the corner of Scott road and Springfield within short walking distance of Prestbury village centre. Set in a mature elevated location the scheme comprises of five luxury three bedroom apartments all with secure underground parking. This particular apartment offers spectacular open plan living dining areas and kitchen which opens onto a private lawned garden with loggia, sumptuous master bedroom with en-suite bathroom and sleek designer wardrobes, two further bedrooms again with fitted wardrobes and a family bathroom which is again beautifully fitted. A gas fired under floor heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this wonderful apartment.

The apartment has the benefit of two parking spaces and a store room in a secure gated undercroft parking area. The lift and staircase to all floors including the undercroft parking provides a safe secure access to the apartments.

The apartment enjoys beautiful, mature private gardens to two sides laid mainly down to lawn with well stocked borders, shrubs and patios all enclosed by stunning yew tree hedging.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 minutes and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peters Church taking the third left into Scott road. The apartment can be found on the left hand side after approximately 200 yards.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL
A beautiful bright and airy hallway with stairs and lift to all floors including the undercroft parking.

PRIVATE ACCOMMODATION

ENTRANCE HALL 11'9" x 10'7" (average measurements)
With linen cupboard, seating area.

LIVING ROOM 20' x 19'2"
With feature stone fireplace and hearth with living flame gas fire, seating area, dining area, French door leading to the covered seating area/loggia with access to the private lawned garden and patio. Opening through to:

BREAKFAST KITCHEN 12'3" x 9'1"
Enjoying contemporary high gloss units including base cupboards and drawers, wall cupboards and quartz worktops, breakfast bar, wine fridge, ceramic hob with integral extractor, combination microwave oven, double oven/grill, stainless steel sink unit, dishwasher, fridge and freezer, and tiled floor.

BEDROOM 1 13'1" x 11'9" (average measurements)
With full range of fitted wardrobes.

EN-SUITE
With shower, low level WC, vanity wash hand basin with drawer below, radiator/towel rail, tiled floor, part tiled walls, wall mounted mirror with feature lighting.

BEDROOM 2 13'8" x 9'8" (plus wardrobe recess)
With full range of fitted wardrobes.

BEDROOM 3 15'4" x 11' (average measurements)
With fitted wardrobes, matching desk, wall cupboards and shelving.

BATHROOM/WC
With panelled bath, overhead shower, low level WC, vanity wash hand basin with drawer below, radiator/towel rail, tiled floor, tiled walls, wall mounted mirror with feature lighting.

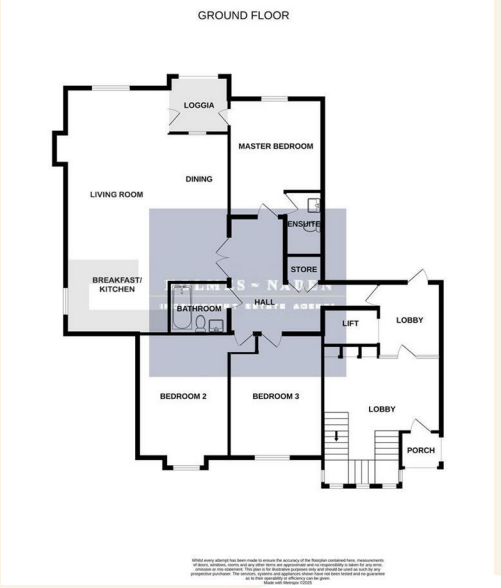
OUTSIDE
Beautiful private gardens as previously mentioned. Further communal gardens, again delightfully maintained, laid mainly down to lawn, with well stocked borders, shrubs and mature trees.

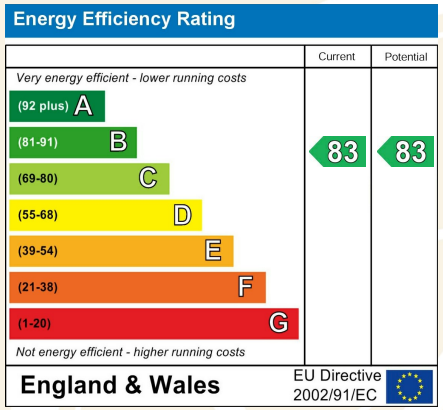
UNDERCROFT PARKING
For two motor vehicles and a secure store unit.

Tenure
Leasehold 999 years with a peppercorn ground rent. Interested purchasers should seek clarification of this through their solicitor.

Viewings
Strictly by appointment through the Agents.

Possession
Vacant possession upon completion.





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