



**John Percyvale Court  
Coare Street  
Macclesfield  
SK10**

**Offers in Excess of £205,000**

**bettermove**

# Coare Street

Bettermove are proud to present this 1 bedroom retirement flat in Macclesfield, welcoming over 70s only and available chain free.

This property benefits from high performance glazing and electric heating throughout, with communal parking available.

The council tax band is C.

This is a leasehold property of 999 years, starting in 2023; the leasehold is £9213.76 per annum.

The interior of this beautifully presented, third floor property comprises a spacious living room, fitted kitchen, one double bedroom and a shower room. The property also comes with an onsite manager, chef run bistro, residents lounge, which comes with stunning views of the surrounding hills, guest suite, laundry room and lift access to all floors. The exterior boasts communal gardens, with outside seating, perfect for enjoying the summer months.

Located in the popular town of Macclesfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Macclesfield Railway Station, a variety of local bus routes, and quick access to the A537, leading to the M6 and M56.

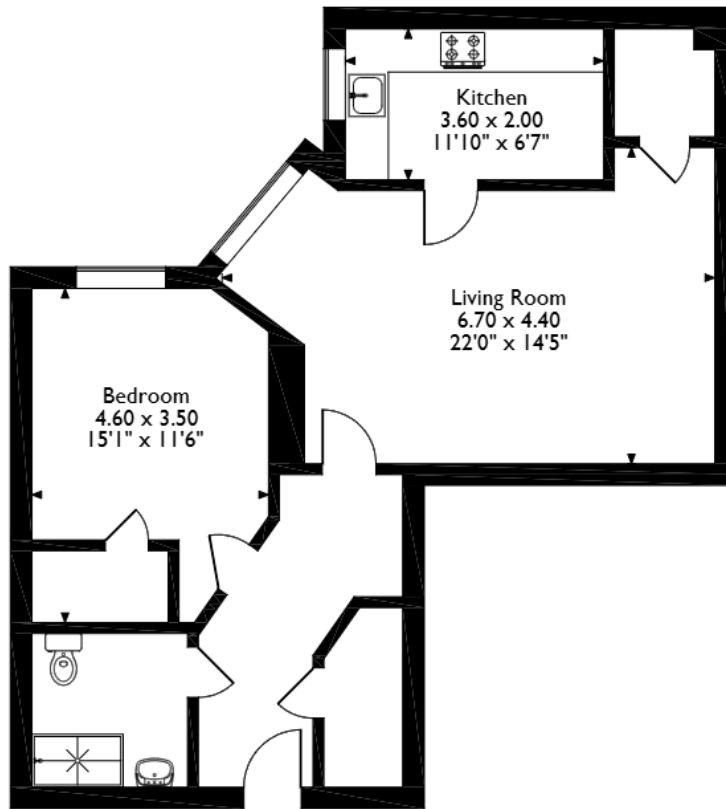
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

-----





John Percyvale Court, Coare Street, Macclesfield  
Approximate Gross Internal Area  
67 Sq M/721 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)