



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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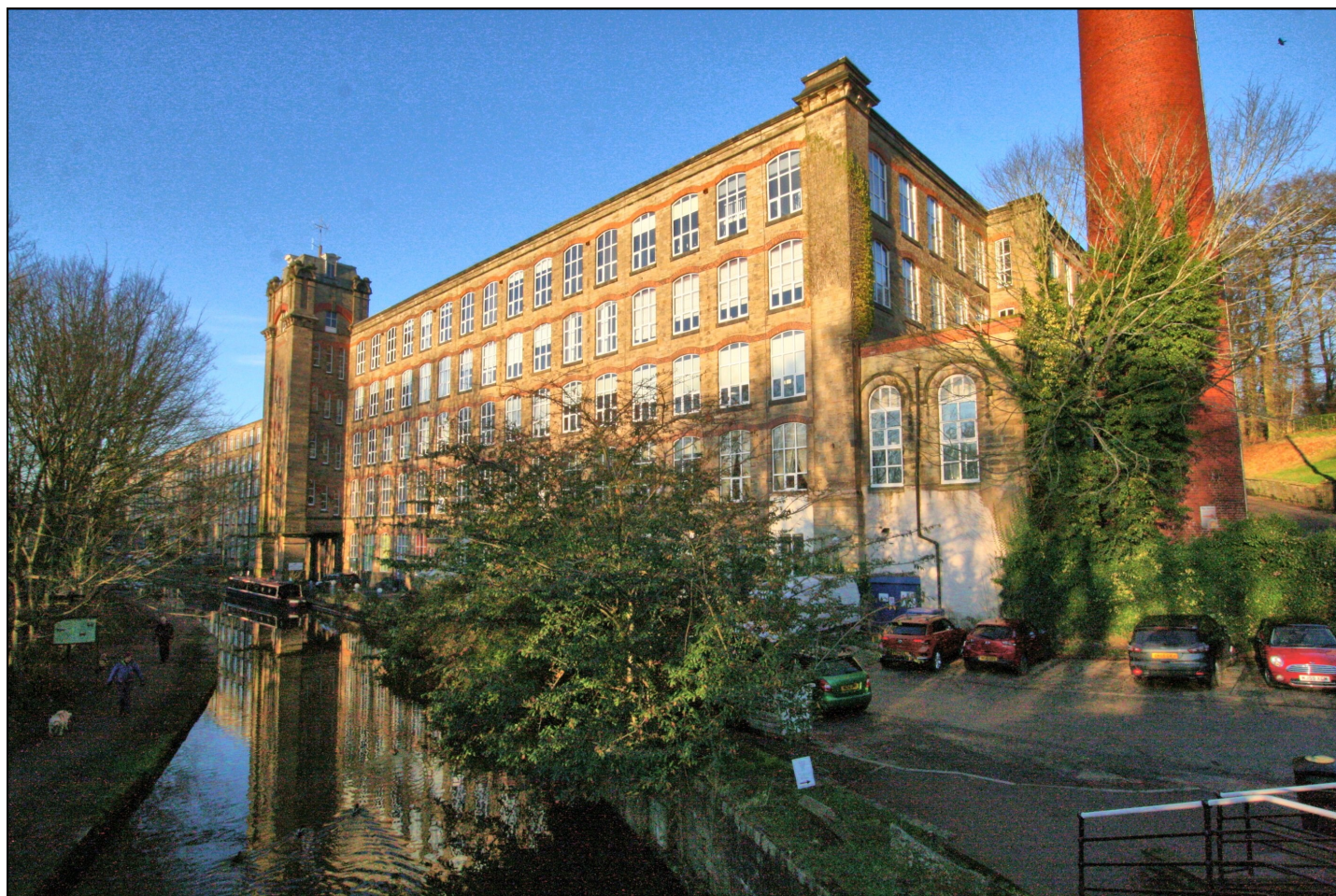
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**\*NO ONWARD CHAIN\***

**A UNIQUE AND STYLISH APARTMENT HAVING ACCOMMODATION ON  
TWO LEVELS WITHIN A HANDSOME CONVERTED MILL  
ADJACENT TO MACCLESFIELD CANAL**



**21 CLARENCE MILL, BOLLINGTON, MACCLESFIELD SK10 5GR**

**£245,000**



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## 21 CLARENCE MILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5GR

This former textile mill is a splendid structure standing by the side of the Macclesfield Canal. It now houses luxury apartments converted to a high specification and displaying many of the original architectural features expected with this type of dwelling. The apartments stylishly combine the buildings history with modern fittings to create superb homes for contemporary living.

This apartment admirably displays the character of the building through the exposed brickwork, arched main ceiling and fantastic large windows which allow plenty of natural light to endow the accommodation. Having been recently refurbished to an exacting standard, the flexible accommodation provides ample living space, an attractive double bedroom with mezzanine, and further bedroom/living space on the spacious additional mezzanine area overlooking the living room.

There are three lifts servicing the apartments with a video security intercom from each apartment to the main entrance, and ample car parking within the grounds of the Mill.

The mill is located conveniently for accessing many of the amenities available in Bollington including shops for everyday needs, a library, recreation facilities and a selection of pubs and restaurants. The beautiful countryside within which Bollington sits is easily accessible for walking and other leisure pursuits. Manchester Airport and the North West motorway network are approximately 11 miles away.

From the recently appointed main entrance, there is lift access to where the apartment is located off the bright and spacious atrium. There is electric central heating to the accommodation and in more detail this comprises:-

ENTRANCE HALL	Video entrance intercom. Under stairs store cupboard. Electric heater.
LIVING ROOM	24'9" x 11'1" (7.61m x 3.39m) 2 Electric heaters. Television point. Telephone points.
KITCHEN	10'1" x 8'5" (3.08m x 2.60m). Fitted with modern units to floor and wall incorporating 1½ bowl stainless steel sink, electric oven and hob with extractor hood. Integral dishwasher. Breakfast bar.
BEDROOM NO.1	21'2" x 12'2" (6.49m x 3.72m) 2 Wall light points. Electric heater stairs leading to mezzanine / additional sleeping area.
MEZZANINE	15'1" x 12'2" (4.61m x 3.73m) maximum.
BATHROOM/WC	White suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Tiled floor. Electric heated towel rail.
MEZZANINE BEDROOM	18'5" x 16'4" (5.66m x 5.00m) Television and Telephone point. Electric heater with additional storage to the rear

SERVICES:

Mains electricity, water and drainage are connected.

COUNCIL TAX BANDING:

'D'

PRICE

£245,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company.

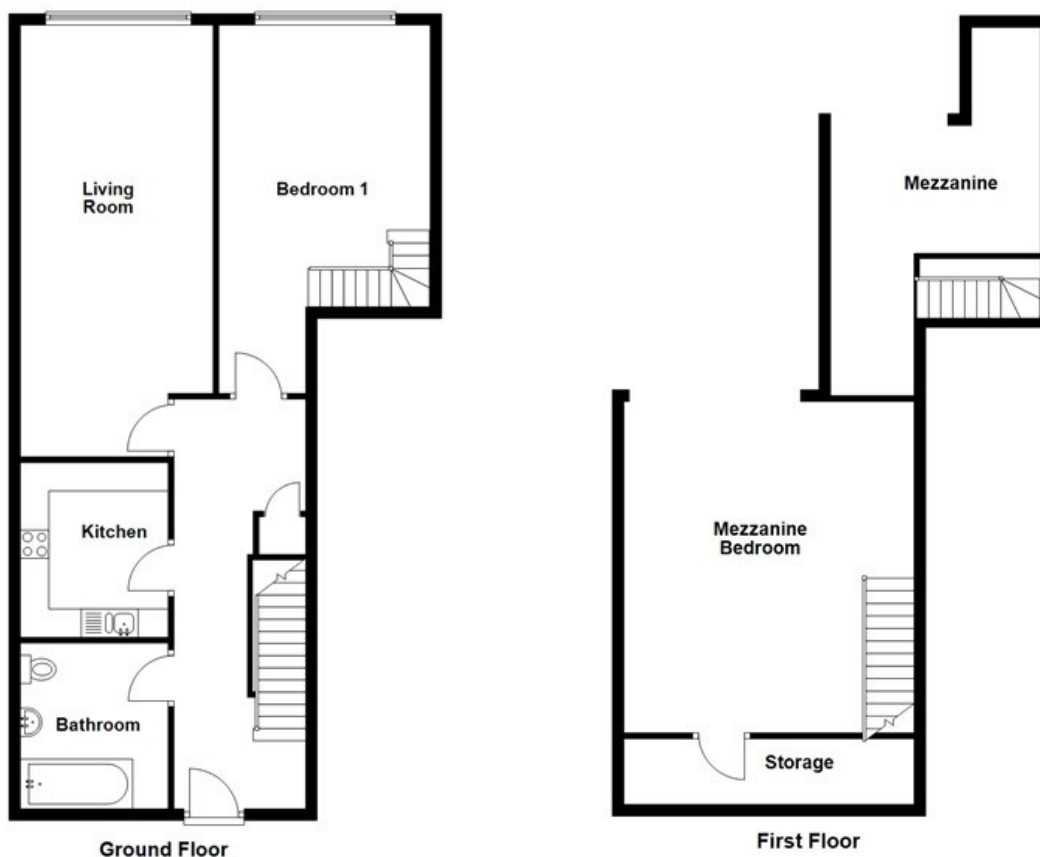
DIRECTIONS:

From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under two bridges turn left at the traffic lights climbing up Clarence Road. Clarence Mill will be found at the top of the hill on the left hand side.

ENERGY RATINGS:

EPC—'D'

FLOOR PLANS



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

***Please take note of these points***

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



