

**\*NO ONWARD CHAIN\***

In An Attractive Small Development Of Similar Properties Located Centrally To The Village And Close To Amenities, A Smartly Presented First Floor Retirement Apartment.



42 DEAN COURT, JOHN STREET, BOLLINGTON, MACCLESFIELD,  
CHESHIRE SK10 5PE  
**£175,000**

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Dean Court is a quiet and attractive development of modern retirement properties within easy level walking distance of many of the amenities in Bollington. In a village setting close to the River Dean, it is a lovely environment with landscaped gardens and a good community atmosphere. This apartment enjoys an especially quiet setting within the development, being at the end of the close.

Offered chain free, this first floor apartment enjoys a pleasant location, overlooking the communal gardens and with rooftop views of Bollington. The easily managed accommodation is well presented and includes an open plan living room and kitchen, with sitting and dining areas, in addition to the two bedrooms and bathroom. The development has a landscaped communal courtyard around, with gardens and parking.

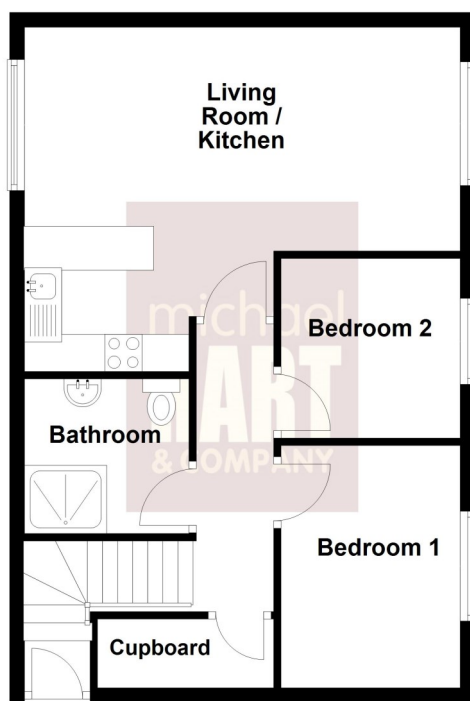
A service charge covers all maintenance aspects making the property one that is easily managed. There are car parking spaces within the grounds.

The property is situated at the end of a small side street in a popular part of the village. It is conveniently located for access to many of the amenities that Bollington offers including the library, recreation ground, the Macclesfield Canal and several pubs and restaurants. Bus services run from nearby into Macclesfield and Stockport where there are mainline rail stations and a wide range of shops. Manchester Airport and access to motorways are within a radius of 11 miles.

The accommodation has its own private entrance, full gas fired central heating, uPVC double glazing and comprises in more detail:-

ENTRANCE HALL	Central heating radiator. Fitted stair lift (can be removed if not required).
LIVING ROOM / KITCHEN	19'1" x 15'1" (5.85m x 4.63m) Dual Aspect. Kitchen area fitted with units to floor and wall. Space for fridge. Washing machine plumbing. Electric oven and 4 ring electric hob. Stainless steel sink.
STORE CUPBOARD	Deep cupboard with Central heating boiler.
BEDROOM NO.1	10'6" x 7'9" (3.26m x 2.41m) Built in wardrobes. Television point. Central heating radiator.
BEDROOM NO.2	7'9" x 7'7" (2.41m x 2.35m) Built in wardrobe. Central heating radiator.
SHOWER ROOM/WC	With suite comprising large shower enclosure with electric shower. Washbasin in vanity unit. WC. Central heating radiator.

<b><u>SERVICES:</u></b>	All mains services are connected and a telephone is installed.
<b><u>COUNCIL TAX:</u></b>	Band 'C'
<b><u>TENURE:</u></b>	The property is held on a leasehold basis with a service charge/ground rent of £70.00 payable monthly. Details of the services covered are available from the agents upon request.
<b><u>PRICE:</u></b>	£175,000 *NO ONWARD CHAIN*
<b><u>VIEWING:</u></b>	By appointment with the AGENTS Michael Hart & Company.
<b><u>DIRECTIONS:</u></b>	From our Bollington Office travel along Wellington Road towards Pott Shrigley. Continue onto Palmerston Street and after passing under the aqueduct turn right at the traffic lights onto Water Street. Turn second left into John Street and the development can be found towards the end on the left hand side.
<b><u>ENERGY RATING:</u></b>	EPC—'TBC'
<b><u>FLOOR PLAN:</u></b>	



**Ground Floor**

#### **SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (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.



