

**\*NO ONWARD CHAIN\***

A BEAUTIFULLY PRESENTED AND MODERN 2 BEDROOM APARTMENT  
IN AN ATTRACTIVE MILL ADJACENT TO THE MACCLESFIELD CANAL



119 CLARENCE MILL, BOLLINGTON, MACCLESFIELD,  
CHESHIRE SK10 5GT  
**£260,000**

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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 fill the accommodation.

As part of the newer development in 2018, the accommodation is arranged over two levels. Off the hallway is the double height living space with kitchen and dining area. At this level is also the utility room, a double bedroom which is also double height with windows into the living space and large walk in wardrobe. The beautifully fitted modern bathroom is spacious with large shower enclosure.

Illuminated stairs lead to the large mezzanine bedroom with windows overlooking the living area and has a useful large storage cupboard.

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, with this apartment benefitting from allocated parking.

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	Entrance intercom system. Under stairs storage. Electric heater.
LIVING ROOM	20'2" x 14'6" (6.17m x 4.46m). Exposed Brick. 2 Large windows. Electric heater. Television point. Open to:
KITCHEN / DINING AREA	Modern units to floor and wall. Electric oven and hob with extractor hood. Integrated fridge, freezer and dishwasher. Stainless steel sink with drainer.
UTILITY ROOM	11'2" x 4'4" (3.43m x 1.37m). Modern units to floor and wall. Stainless steel sink. Plumbing for washing machine. Electric heater.
BEDROOM NO.1	14'8" x 11'6" (4.53m x 3.54m). Large window into Living Room. Walk in wardrobe. Electric heater.
BATHROOM/WC	White suite comprising thermostatic shower, washbasin in small vanity unit and low level WC. Tiled floor. Electric heater.
MEZZANINE BEDROOM	11'8" x 10'8" (3.61m x 3.31m) Deep built in cupboard. Electric heater. Windows into the living room.

**SERVICES:**

Mains electricity, water and drainage are connected.

**COUNCIL TAX BANDING:**

‘C’

**PRICE**

**£260,000**

**VIEWING:**

By appointment with the AGENTS Michael Hart & Company.

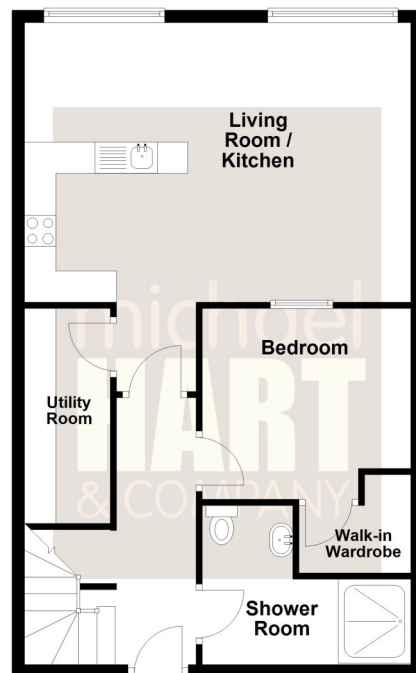
**DIRECTIONS:**

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.

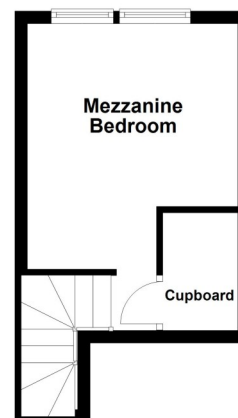
**ENERGY RATINGS:**

EPC—‘C’

**FLOOR PLANS**



**Ground Floor**



**First 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.



