



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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AN EASILY MANAGED AND SMARTLY PRESENTED MODERN GROUND FLOOR
APARTMENT WITH ALLOCATED PARKING, ADJACENT TO PARKS AND
CENTRALLY LOCATED TO AMENITIES



APARTMENT 2, HAILWOOD HOUSE, PALMERSTON STREET, BOLLINGTON,
CHESHIRE, SK10 5PW

£162,500



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APARTMENT 2, HAILWOOD HOUSE, PALMERSTON STREET, BOLLINGTON,
CHESHIRE, SK10 5PW.

Completed in 2006, this splendid apartment is styled and set out in a smart and attractive manner. The principal room is a bright and spacious living room across the front with an outlook to front and side.

The apartment is situated on the ground floor of a building that many years ago was the location of Bollington cinema. Consequently it is centrally located and very convenient for many of the amenities available. With this is the pleasant nature of the setting being adjacent to park gardens and the River Dean which runs behind.

The local amenities include shops for everyday needs, primary schools, parks, the medical centre, plus a number of good pubs and restaurants. Bus stops nearby have services running into Macclesfield and Stockport. Macclesfield centre is approximately 3 miles away where there are a more comprehensive range of shops and a mainline rail station. Manchester Airport and access to the motorway network are within a radius of 10 miles.

There is an allocated car parking space with the apartment, and a pleasant communal entrance area with an intercom secure entrance feature.

There is gas fired central heating and double glazing to the accommodation which comprises in more detail:

ENTRANCE HALL	Built in cloaks/store cupboard. Central heating radiator.
LIVING ROOM	16'10" x 11'7" (5.12m x 3.52m) 2 Central heating radiators.
KITCHEN	8'6" x 7'2" (2.54m x 2.18m) Fitted with units to floor and wall having worktops with stainless steel sink, electric double oven, gas hob with extractor hood. Integral washing machine and dishwasher. Tiled floor. Enclosed gas fired 'combi' central heating boiler. Central heating radiator.
BEDROOM	11'6" x 9'4" (3.51m x 2.83m) Central heating radiator.
BATHROOM/WC	Tiled floor and walls with modern suite comprising panelled bath with thermostatic shower, washbasin in vanity unit and WC with concealed cistern. Centrally heated towel rail.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX BANDING:</u>	'B'
<u>TENURE:</u>	Leasehold—250 years from 2005, Ground rent £150 pa, Service charge £137.90 pcm.

PRICE:**£162,500****VIEWING:**

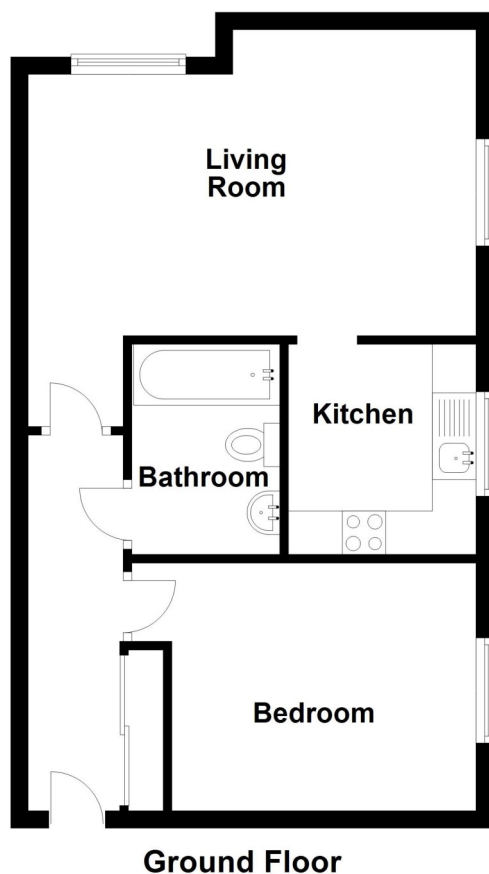
By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From our Bollington office travel along Wellington Road and then onto Palmerston Street in the direction of Pott Shrigley. Pass under the aqueduct and through the traffic lights. Hailwood house will now be found after approximately 200m on the right hand side.

ENERGY RATING:

EPC 'C'

FLOOR PLAN:**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.

