

A LUXURIOUS, BRIGHT AND STYLISH APARTMENT HAVING SPACIOUS
ACCOMMODATION ON TWO LEVELS, UPGRADED WITH
CONTEMPORARY FITTINGS WITHIN THIS HANDSOME MILL ADJACENT
TO THE MACCLESFIELD CANAL.



23 CLARENCE MILL, BOLLINGTON, MACCLESFIELD, SK10 5GR

£235,000

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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 which display many of the original architectural features expected with this type of dwelling. The apartments stylishly combine the building's history with modern fittings to create superb homes for contemporary living. There are three lifts servicing the apartments with a video security intercom from each apartment to the main entrance, and car parking within the grounds of the Mill.

This apartment displays the character of the building through the exposed brickwork, arched main ceiling and fantastic large windows which allow plenty of natural light. Bright and contemporary, the flexible accommodation provides ample living space. A large open plan living/dining kitchen area is the main feature of the entry level where there is also an attractive bedroom with en suite shower room, and a bathroom. There is further bedroom/living space on the spacious mezzanine area which offers flexibility for a number of uses. Kitchen, bathroom and shower room fittings have all been upgraded in an attractive contemporary style.

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 main entrance, there is lift access to level two 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	17'6" x 14'2" (5.33m x 4.32m) 2 Electric heaters. Open to:
KITCHEN AREA	11'2" x 8'8" (3.41m x 2.62m) Fitted with modern units to floor and wall incorporating 1½ bowl stainless steel sink, electric oven and hob with extractor hood. Dishwasher. Washing machine plumbing. Wood laminate flooring.
BEDROOM	22'0" x 9'10" (6.70m x 3.01m) overall. Electric heater.
SHOWER ROOM	Enclosure with electric shower, washbasin in vanity unit and WC. Tiled floor and walls. Built in cylinder cupboard. Electric heated towel rail.
BATHROOM/WC	Fully tiled with modern suite comprising panelled bath with electric shower, washbasin and WC with concealed cistern. Tiled floor. Electric heated towel rail.
MEZZANINE BEDROOM	22'2" x 12'9" (6.76m x 3.88m) Electric heater. Open to:
MEZZANINE STUDY/DRESSING ROOM	22'2" x 9'3" (6.76m x 2.80m) overall. 2 Wall light points.

SERVICES:

Mains electricity, water and drainage are connected.

COUNCIL TAX BANDING:

'D'

TENURE:

The apartment is leasehold for the residue of a 999 year lease with a ground rent of £150.00 pa and a service charge of £219.92 pcm.

PRICE:

£235,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company 01625 575578.

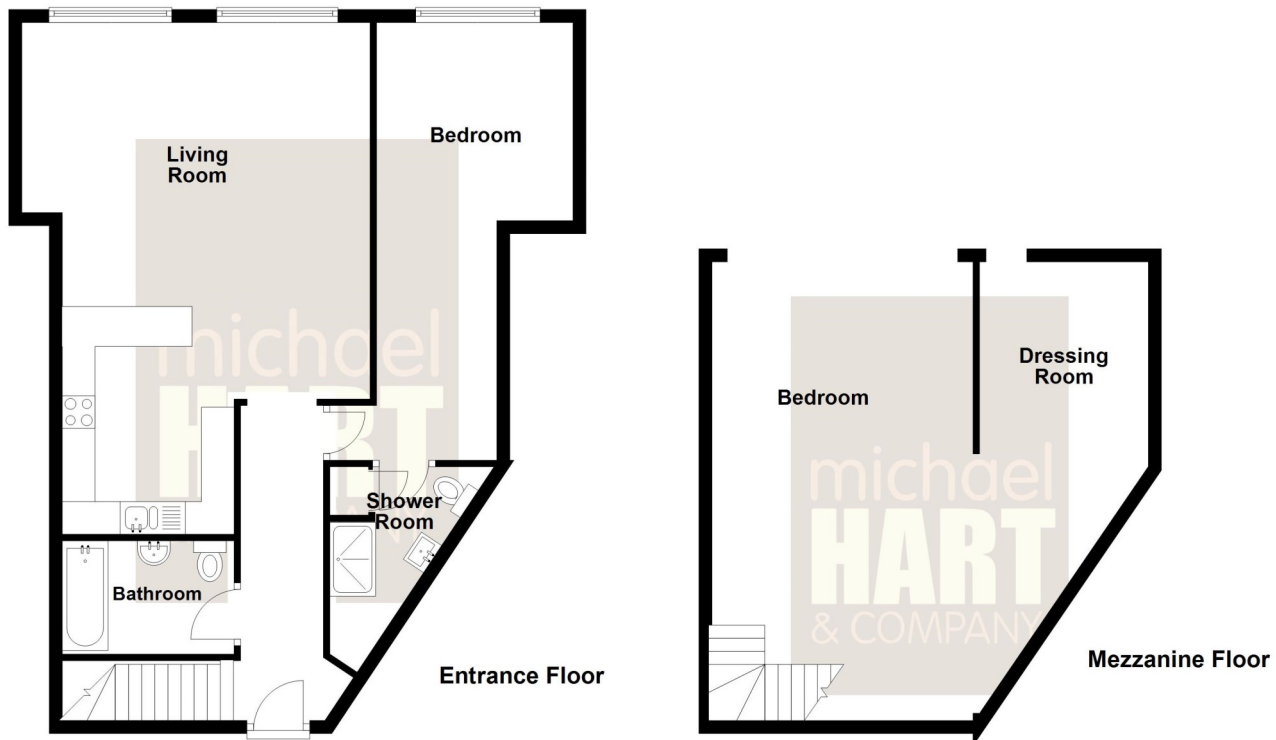
DIRECTIONS:

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. The main car park is just beyond the mill on the left hand side, with the entrance to apartments opposite the car park.

ENERGY RATINGS:

EPC Rating 'C'

FLOOR PLANS:



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.

