



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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NO ONWARD CHAIN

**A BRIGHT AND STYLISH APARTMENT HAVING VERSATILE ACCOMMODATION
WITHIN A HANDSOME CONVERTED MILL
ADJACENT TO MACCLESFIELD CANAL**



7 CLARENCE MILL, BOLLINGTON, MACCLESFIELD SK10 5GR

£255,000



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7 CLARENCE MILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5GR

This apartment displays the character of the building through the exposed brickwork, arched main ceiling and fantastic large windows which allows for plenty of natural light to endow the apartment. The accommodation within is flexible and is arranged in a split level design with the living area, a comprehensively appointed kitchen and master bedroom with en-suite shower room on the entrance level.

There is a spacious mezzanine provides either a bedroom or additional living space on the upper floor.

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.

Clarence Mill is a former textile mill standing by the side of the Macclesfield Canal, now housing luxury apartments. 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 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	Large airing cupboard with hot water cylinder. Video intercom system.
LIVING ROOM	14'1" x 13'2" plus 12'10" x 9'9" (4.31m x 4.01m plus 3.98m x 2.97m) 3 Wall light points. 2 Electric heaters. Exposed brickwork detailing.
KITCHEN	12'3" x 8'6" (3.74m x 2.61m) Fitted with an abundance of modern units to floor and wall incorporating stainless steel sink, electric oven and induction hob with extractor hood. Washing machine plumbing and integral dishwasher. Breakfast bar. Laminate flooring.
BEDROOM	21'11" x 9'3" (6.69 x 2.83m) maximum, narrowing to dressing area. Exposed brickwork detailing. Wall light point. Electric heater.
EN SUITE SHOWER ROOM	Modern suite comprising shower cubicle, washbasin and low level WC. Tiled floor. Electric shaver point.
FAMILY SHOWER ROOM/WC	Modern suite comprising electric shower, washbasin, and low level WC. Part tiled walls and tiled floor. Electric heated towel rail. Electric shaver point.

Stairs from the entrance hall lead to:-

BEDROOM/STUDY/LOUNGE	20'1" x 19'5" (6.14m x 5.93m) 2 Wall light points. Electric heater.
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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 £100.00 pa and a service charge of £xxx

PRICE

£255,000 * NO ONWARD CHAIN*

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—TBC

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.

