



**GASCOIGNE
HALMAN**

APARTMENT 113, CLARENCE MILL, CLARENCE ROAD,
BOLLINGTON, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 289,950

A stunning two double bedroom two bathroom duplex apartment situated in this stunning Mill, converted in 2018 to very high standards. Fabulous large open plan living accommodation, communal parking and grounds. Great location close to the Centre of Bollington and open countryside.

A Very Spacious Two Bedroom, Two Bathroom Duplex Apartment.
Fabulous Open Plan Living Accommodation With Full Length Windows And View.
Finished To Extremely High Standards Through out.
Available With No Chain And Ready To Move Into.
Communal Grounds And Parking.
Short Walk Away From Bollington Town Centre With Some Excellent Local Walks.

DESCRIPTION

A fabulous two double bedroom two bathroom duplex apartment situated on the mezzanine level of this incredible conversion in Clarence Mill. Converted to a most appealing design and retaining many of the fabulous original features, this duplex apartment is extremely spacious throughout with some exceptional features, boasting a large open plan living accommodation with fantastic tall windows and some exposed brick, the property is accessed via entry through inter-com system and there's the lift and the stairs giving access to the floors. There's a wonderful large communal areas and there is a private door giving access into the apartment with a contemporary staircase to the top floor bedroom, lovely tiled modern flooring, and a boiler room. There is a door giving access through into the tremendous open-plan living room/dining kitchen with fabulous 3.5 metre high ceiling and full length double glazed windows over looking the open aspect to the front, part exposed brick walls, tiled floor. The kitchen area being beautifully fitted in a quality range of units, with Neff appliances and stone work surfaces, ample room for comfy seating, large dining table and a work area. The kitchen is complemented by a useful good sized utility room, again fitted in the same range of units and a stainless steel sink.
The master bedroom is of lovely proportions and having a beautifully fitted en-suite shower room, on this level there is also the main bathroom again fitted to an incredibly high standards. On the top floor there is a large second bedroom with windows overlooking the living

accommodation there is also large walk in storage with lighting. The property is warmed by a dimplex storage heaters.
Outside lovely communal grounds and parking
Clarence Mill offers the best of both worlds, situated within walking distance to the centre of Bollington, a stones throw away from the canal providing some beautiful walks and close to open fields.

DIRECTIONS

SAT - NAV SK10 5GT

LOCATION

Bollington is a picturesque village, offering a range of local amenities, located within short driving distance to the Peak District and Macclesfield town centre. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

TENURE

Leasehold

We are informed by our client that the property is leasehold with a residue of 992 years and subject to a ground rent of £150 PA. The service charge for the maintenance of all communal areas is currently levied at £2,300 per annum. Prospective purchasers are advised to confirm these points with their solicitor

COUNCIL TAX BAND

Cheshire East Band D

EPC

C

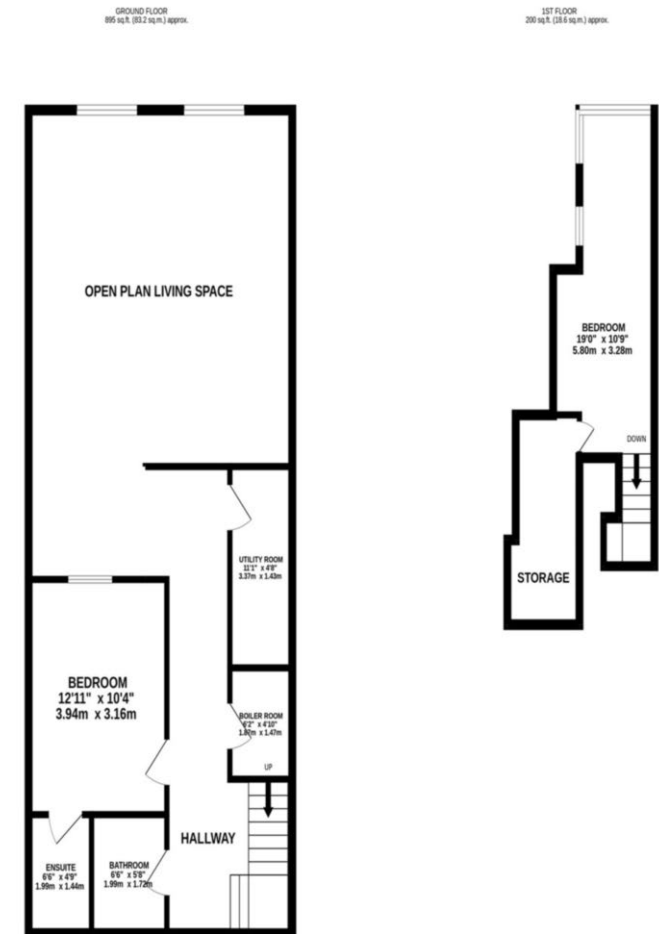
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TOTAL FLOOR AREA: 1096 sq ft (101.8 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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