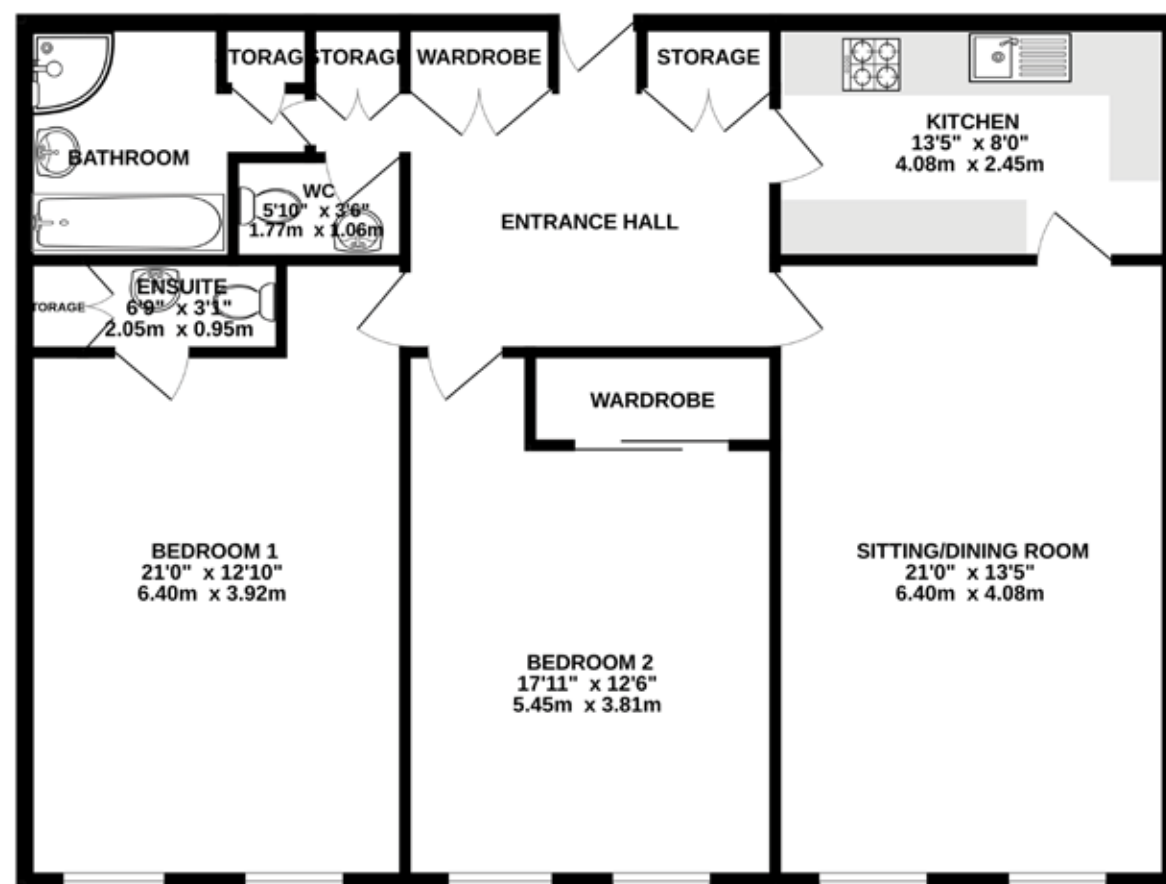
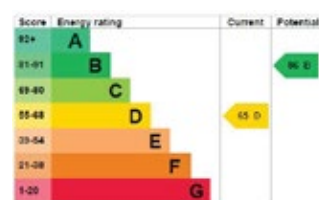


SECOND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12024



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Wilmslow

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01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



7 BOLLIN COURT
Macclesfield Road, Wilmslow
£395,000



A spacious, light and airy apartment situated in the highly sought after Bollin Court development only moments from Wilmslow town centre and train station. The building enjoys stunning manicured communal grounds with a private garage and visitor parking. Sold with no vendor chain.

GASCOIGNE HALMAN

- Spacious Second Floor Apartment
- Garage And Visitor Parking
- Lift Access And Well-Presented Communal Areas
- Two Large Double Bedrooms With Fitted Storage
- Superb Living/Dining Room With Pleasant Views

- Immaculate Communal Grounds
- Sought After Location Moments From Wilmslow Town Centre And Train Station
- No Chain

£395,000

7 BOLLIN COURT
Macclesfield Road, Wilmslow



DESCRIPTION

A large second floor apartment with lift access and whilst being lovingly maintained by its previous owner, is now ready for a general update.

The private accommodation comprises; large entrance hallway with useful fitted storage cupboards and door access to all rooms, good-size kitchen with fitted units and integrated appliances, superb large living/dining room with dual windows giving pleasant leafy views over the communal grounds and feature fireplace, two large double bedrooms, both with fitted wardrobes with the main bedroom boasting its own WC/wash room.

A spacious bathroom with corner shower and separate bath facilities as well as a separate wc completes the internal accommodation.

Externally the property comes with immaculate communal grounds, privately owned garage and visitor parking. Sold with no chain.

The current service charge is £300 per month (subject to verification by solicitors).

LOCATION

Conveniently situated within walking distance of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station, which is within walking distance, is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private

sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 2AP

TENURE

Leasehold for 999 years from 01/10/1969 (subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections. No mains gas.

LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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