



## APARTMENT 7 BOLLIN HEIGHTS WILMSLOW SK9 1BZ

This stunning one bedroom ground floor apartment provides all the modern and stylish attributes you could want from a property and is within walking distance to the centre of Wilmslow which offers a variety of shops and restaurants. The property is also located close to Wilmslow station which provides direct access to both Manchester and London Euston, making the property ideal for the commuter. The apartments offers private communal areas, including a residents securely gated car park, BBQ space and garden area. Internally there are well maintained communal hallways and a lift to all floors. The apartment itself provides stylish and well appointed accommodation with a well proportioned open plan kitchen and living area, featuring a stylish kitchen with granite work surfaces, practical breakfast bar area and high gloss wall and base units. There is also a double bedroom complete with fitted wardrobes and stylish modern three piece bathroom suite with backlit LED mirror. A private balcony is also accessed to the rear through double glazed French doors, providing a further great sociable space and private outdoor area to enjoy. Viewings advised.

### Communal Entrance

Secure entrance into a well maintained communal hallway. Access from the car park and lift facilities.

### Private Entrance Hallway

6'2 x 5'3

A good size entrance hallway allowing access to the kitchen/living area and bathroom. Modern grey wood effect style laminate flooring. Recessed spotlights. Additional storage cupboard providing space for a tumble dryer. Intercom system and electric radiator.

### Kitchen / Living Area

22'5 x 11'8 narrowing to 6'9

An excellent size kitchen/living space providing a perfect sociable area with a stylish finish. The kitchen features a range of matching high gloss wall and base units complemented nicely by granite work surfaces with matching splashback and breakfast bar. The kitchen also benefits from multiple integrated appliances such as an integrated fridge and separate freezer, 'Neff' oven and electric hob and an over head extractor. There is also an integrated washing machine. Stainless steel integrated sink with worktop drainer. The living space offers access to the private terrace /balcony area through double glazed French doors, TV point and ample space for living room furniture. Electric radiator. Grey wood effect laminate flooring throughout and recessed spotlights.

### Bedroom

13'7 x 9'9

A generous double bedroom with fitted wardrobe space and carpeted flooring. Double glazed window to rear aspect, electric radiator and TV point.

### Bathroom

6'9 x 5'4

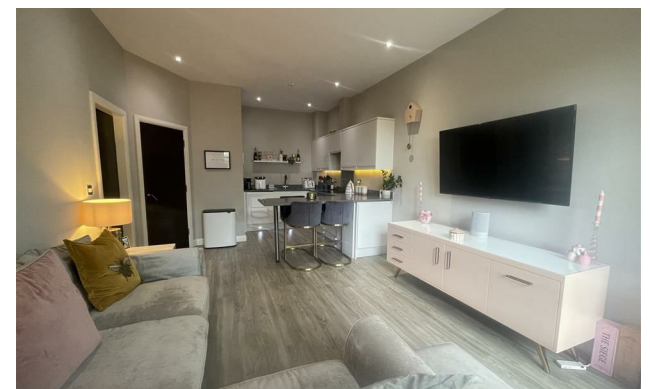
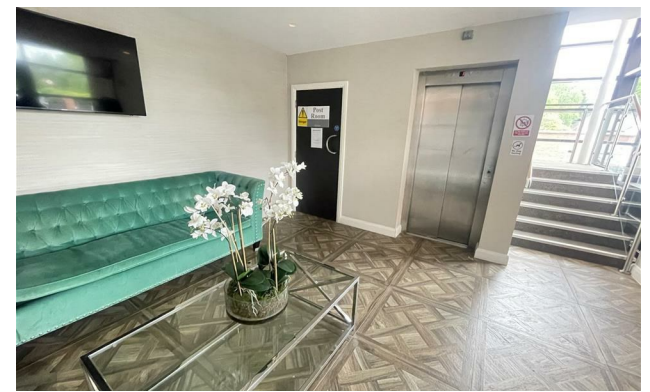
A modern and stylish three piece white suite comprising a low level WC with wall mounted push button. Wall mounted wash hand basin with mixer tap and panelled bath with glazed shower screen and overhead fitted mains shower. The bathroom also contains an LED backlit mirror. Heated towel rail and tiled floors and partially tiled walls.

### Terrace / Balcony

Private outdoor patio area providing space for seating and a social setting.

### Communal Gardens

Area for BBQ, bike storage and access to an allocated parking space within the securely gated residents car park.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metroplan ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	