



jordanfishwick

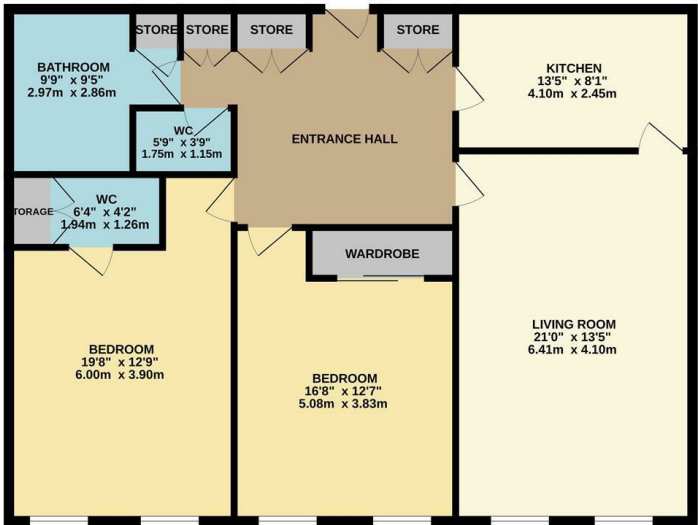
7 BOLLIN COURT MACCLESFIELD ROAD WILMSLOW SK9 2AP
Guide Price £395,000

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The spacious second floor two double bedroom apartment is situated in the highly sought after Bollin Court development. Bollin Court is situated off Macclesfield Road and benefits from being a short walk from Wilmslow town centre and the train station, which provides direct connection to London Euston and Manchester Piccadilly. This second floor apartment can be accessed via a communal staircase and also via a lift to all floors. Internally the property requires a degree of modernisation whilst offering well proportioned accommodation throughout. The private and large entrance hallway has storage cupboards and provides access to the following. There is a well proportioned kitchen with fitted kitchen units and several integrated appliances. Separately a spacious living room with windows overlooking the front aspect providing an elevated and leafy view to the communal gardens to the front of the building. Both bedroom one and two are well proportioned with the principal bedroom benefiting from a useful WC (which would make an excellent en suite shower room). Bedroom two has a built-in wardrobe providing additional storage. The bathroom is fitted with a three piece bathroom suite which consists of a bath, wash hand basin and a corner shower enclosure with shower fittings. There is also a separate WC with wash hand basin. Externally the property benefits from having a private garage which has a power supply. The development has immaculately presented communal grounds and the property is sold with No Onward Vendor Chain.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metagis 12025.



- Second Floor Apartment
- Two Double Bedrooms
- Living Room/Dining Room
- Spacious Accommodation
- Superb location
- Lift access
- Garage & parking
- Beautiful communal grounds
- No Onward Vendor Chain

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		