



**GASCOIGNE
HALMAN**

PLOT 1 - 4 CORN MILL COURT, CORN MILL COURT,
SK22 3JP

THE AREAS LEADING ESTATE AGENT



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*** SUPERB NEW BUILD HOME *** A deceptively spacious TOWN HOUSE offering OVER 1,200 SQ FT of intriguing accommodation over FOUR LEVELS with CONTEMPORARY high quality fittings. This unit offers BRIGHT SPACIOUS LIVING AND KITCHEN SPACES, THREE BEDROOMS, TWO SHOWER ROOMS and further spaces. This small attractive development has a total of 13 varying units and the location is central to the town with excellent amenities, schools, Peak Forest Canal and TWO RAIL STATIONS.

"Corn Mill Court" is a small courtyard style setting and will offer in total 13 varying sized units and Plots 1 to 4 will be the first phase release which will offer bright spacious easy contemporary living and bedrooms spaces which is laid out over four levels. They are the perfect home to walk into and just place your furniture in. The properties will benefit from a LABC ten year warranty for peace of mind. The lay out of the accommodation will provide to the lower ground floor hallway, fitted dining/kitchen with gloss units/integrated appliances, utility/office and WC. There is an integrated garage and lower entrance area. The ground floor offers a reception hallway, living room, bedroom three and WC. The first floor level leads to two generous bedrooms, the main having en-suite facilities plus there is a further shower room / bathroom. In addition to your boundaries there will be visitor parking and communal gardens. There will be an estate charge which is yet to be finalised.

Please also enquire if you are interested in larger 4 bedroom properties with balconies.

92+	A	95 A
81-91	B	86 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	



LOCATION

Set amid the rolling hills of the beautiful Peak District, New Mills is an ideal location situated close to The Torrs riverside park and the picturesque Goyt Valley it is within close proximity with the beautiful Fernilee and Errwood reservoirs. The town offers comprehensive amenities including shops, cafes, restaurants, schools and the Peak Forest Canal at its heart. There are good commuter links to Manchester and the surrounding towns and cities, by both rail stations within the town and there are also good bus links. Kinder Scout and endless countryside walks are close by.

DIRECTIONS

SAT NAV: SK22 3JP

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

MORE INFORMATION

Tenure - FREEHOLD - This information is for guidance purposes only and has been provided by the sellers

LOCAL AUTHORITY - High Peak Borough Council - Awaiting banding

SERVICES (NOT TESTED) - Services have not been tested and you are advised to make your own enquiries and/or inspections.

Please note the main exterior photo shown is a computer generated image.

A SELECT DEVELOPMENT OF 13 TOWN HOUSES

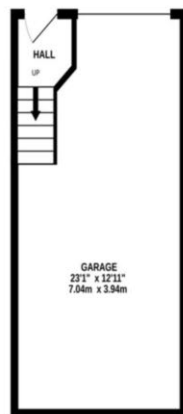
**BRIGHT SPACIOUS CONTEMPORARY ACCOMMODATION
OVER FOUR LEVELS**

**THREE BEDROOMS, TWO SHOWER ROOMS AND TWO
CLOAKS**

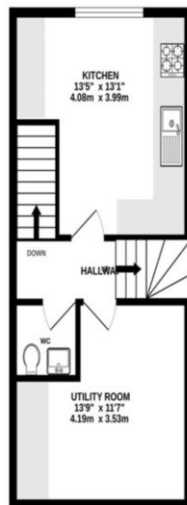
GARAGE AND COMMUNAL GARDENS

**LOCATED WITHIN A POPULAR DEVELOPMENT CLOSE TO
THE TOWN AND TRAIN LINKS**

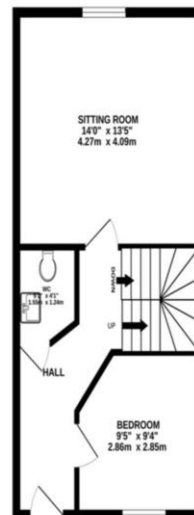
GARAGE LEVEL
297 sq ft. (27.6 sq.m.) approx.



LOWER GROUND FLOOR
379 sq ft. (35.2 sq.m.) approx.



GROUND FLOOR
405 sq ft. (37.6 sq.m.) approx.



1ST FLOOR
297 sq ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

WHALEY BRIDGE OFFICE

01663 719500

whaley@gascoignehalman.co.uk

15 Market Street, Whaley Bridge, SK23 7AA

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