



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

82 Clarence Mill, Bollington, Cheshire, SK10 5GR

A first floor Apartment in a Grade II listed Mill close to local amenities.

Guide Price £160,000

Forming part of a Grade II Listed Mill, this apartment offers the discerning purchaser a home in a tranquil setting, within short walking distance of Bollington Village Centre.

The Apartment is accessed via automatic lifts and benefits from a full security system with video entry, concierge service and a parking space.

In brief the accommodation comprises an entrance hall, lounge with open plan kitchen area, good sized bedroom and a bathroom.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

With video entry system and concierge service, attractive tiled flooring, post box area, two lifts to all floors.

PRIVATE ACCOMMODATION

ENTRANCE HALL

With storage heater, laminate floor, video intercom, deep walk in storage cupboard.

OPEN PLAN LOUNGE/KITCHEN AREA 23'7 x 8'10

LOUNGE

With TV aerial point, laminate floor, wall light point.

KITCHEN AREA

Comprising a range of base, eye level and drawer units, one and a half bowl single drainer stainless steel sink unit, for ring electric hob with extractor hood over, built-in electric oven, plumbing for washing machine, laminate floor.

BEDROOM 13'4 x 8'6

With storage heater, wall light point.

BATHROOM

Comprising pedestal wash hand basin, panelled bath, low level WC, chrome heated towel rail, part tiled walls, tiled floor, Xpelair extractor fan.

OUTSIDE

PRIVATE PARKING SPACE

COUNCIL TAX

BAND B

POSSESSION

Vacant possession upon completion.

TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

Ground Rent is £150, this has been paid for the year.

Maintenance is payable twice a year @ £468.17, paid until the end of June.

VIEWINGS

Strictly by appointment through the Agents.

GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.1 sq.m.) approx.
We warrant that the floor area is correct to the best of our knowledge and belief. We do not warrant that the floor area is correct to the best of our knowledge and belief. We do not warrant that the floor area is correct to the best of our knowledge and belief. We do not warrant that the floor area is correct to the best of our knowledge and belief.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	77	79
England & Wales	EU Directive 2002/91/EC	

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MISDESCRIPTIONS ACT 1967

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