



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 25, Dyers Court, Bollington, Cheshire, SK10 5GG

A beautifully located first floor two bedroom apartment occupying a convenient location.

## Asking Price £225,000

Situated in an idyllic location in Bollington, this property offers the discerning purchaser a spacious apartment close to open countryside.

The accommodation briefly comprises communal entrance hall with lift leading to the first floor. The private accommodation comprises an entrance hall, lounge, breakfast kitchen, two good sized bedrooms and two bathrooms ( one en-suite ). A new gas fired central heating system has been installed and the windows throughout are fully double glazed.

The apartments enjoy well maintained communal gardens and private parking is provided for residents and visitors.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Intercity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

#### Directions:

From our Bollington Office turn right into Palmerston Street, bearing right at the mini roundabout into Church Street. At the T junction bear left into Dyers Court where the apartments can be seen immediately ahead of you.

#### ACCOMMODATION

##### COMMUNAL ENTRANCE

With staircase and lift leading to all floors.

##### PRIVATE ACCOMMODATION

##### ENTRANCE HALL

With Intercom, double radiator.

##### LOUNGE 17' x 11'3

Two double radiators.

##### KITCHEN 14'5 x 8'

Comprising a range of base, eye level and drawer units, Formica working surface, integrated fridge freezer, built in electric cooker with four ring gas hob and extractor hood over, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built in washing machine, integrated dishwasher, deep built in cupboard, wall mounted Worcester gas fired central heating boiler.

##### BEDROOM ONE 15'1 x 10'8

Double radiator.

##### EN-SUITE SHOWER

Comprising shower cubicle, low level WC, pedestal wash hand basin with mixer tap, wall mounted towel rail.

##### BEDROOM TWO 11'1 x 12'2

Double radiator.

##### BATHROOM

Comprising panelled bath with shower over and side screen, pedestal wash hand basin, low level WC, wall mounted towel rail, part tiled walls.

##### COUNCIL TAX

BAND C

##### VIEWINGS

Strictly by appointment through the Agents.

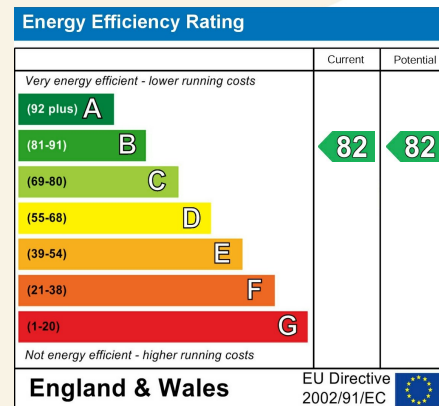
##### POSSESSION

Vacant possession upon completion.

##### TENURE

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

Annual service charge is £1866.26.  
 Ground Rent is £261.27.  
 Lease is for 999 years with residual of 976 remaining.



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**MISDESCRIPTIONS ACT 1967**

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