



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Flat 6, Hailwood House, Palmerston Street, Bollington, Cheshire, SK10 5PW

A purpose built mid floor apartment with private parking situated in the heart of Bollington.

Price Guide £180,000

Hailwood House is a purpose built apartment block built in natural stone situated in the heart of Bollington Village close to the local amenities including shops, village pubs and restaurants. The apartment enjoys views over the river and the park.

This is a spacious first floor apartment with bright and airy accommodation comprising in brief a communal entrance hall with intercom entry, private entrance hall with fitted cloaks/wardrobe, lounge/dining room, fitted kitchen, bathroom and bedroom. It also benefits from a gas fired central heating system augmented by double glazed windows throughout.

There is an allocated private parking space at the back of the building.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

ACCOMMODATION

FIRST FLOOR

ENTRANCE HALL

Fitted wardrobe/cloaks. Radiator.

LIVING ROOM 16'11 x 11'7

Juliette balcony with patio doors. 2 radiators. Integral door entry phone.

KITCHEN 7'9 x 7'11

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

BEDROOM 9'2 x 12'11

Radiator.

BATHROOM

Comprising: Panelled bath with shower over, wall mounted wash hand basin, low level WC, fully tiled walls, chrome heated towel rail.

OUTSIDE

There is an allocated parking space.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

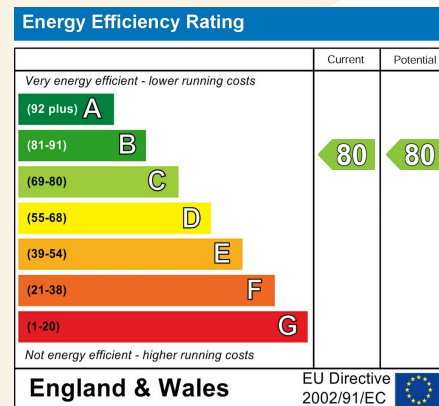
We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

Monthly service charge is £137.90.

Monthly Management fee is £24.00.

COUNCIL TAX

BAND B



PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

