



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

111 Clarence Mill, Clarence Road, Bollington, Cheshire, SK10 5GT

A luxuriously appointed apartment offering superb living space and occupying a sought after location with stunning views.

Guide Price £290,000

Forming part of the Grade II listed Mill and formerly the show apartment, this substantial and beautifully appointed apartment offers spacious, well proportioned living accommodation which is not only stunning to behold but also practical to live in.

The fixtures and fittings come with exceptionally high specification Schuller high gloss kitchen units complemented by slimline quartz working surfaces, Duravit sanitary ware in the bathroom together with a Dimplex quantum heating system combined with high efficiency electric hot water cylinder.

In brief the accommodation comprises a superb open plan living room, utility room, storeroom, bathroom, master bedroom and en-suite whilst at mezzanine floor level there is a good sized second bedroom. The heritage elements of the mill have been carefully maintained to include vaulted arch ceilings, cast iron columns and original exposed brick.

Externally the grounds are landscaped and the mill is immediately adjacent to the canal. Parking is provided to the rear of the mill including an allocated space.

We would strongly recommend an internal inspection of this stunning apartment to fully appreciate the quality, space and fixtures and fittings within.

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

Directions

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield bearing right at the traffic lights into Clarence Road. Bear left at the top turning left into the parking area.

ACCOMMODATION

STONE STAIRCASE & AUTOMATIC LIFT TO ALL FLOORS

ENTRANCE HALL

With entry phone.

STUNNING OPEN PLAN LIVING DINING KITCHEN 24'9 x 20'

Comprising an excellent range of high gloss units and quartz working surfaces, one and a half bowl single drainer stainless steel sink unit with mixer tap, Neff built-in double oven, Neff integrated multi programme microwave, Neff four ring induction hob, Neff integrated dishwasher, integrated fridge and integrated freezer, attractive tiled floor, Venetian blinds.

UTILITY ROOM 11' x 4'7

Comprising high gloss units, single drainer sink unit, plumbing for washing machine.

STOREROOM 6'1 x 4'6

BATHROOM/WC 10'5 x 5'6

With Duravit sanitaryware incorporating contemporary large vanity unit with countertop wash hand basin and drawer below, panelled bath with thermostatic shower over and glass screen, low level WC, attractive tiled floor.

MASTER BEDROOM 12'8 x 10'8

With Thomas Sanderson textured blind.

EN-SUITE SHOWER ROOM 10'5 x 4'8

With Duravit fittings comprising shower enclosure, low level WC, wall mounted wash hand basin, attractive tiled floor.

MEZZANINE FLOOR

With good sized storage area 10'5 x 5'5.

BEDROOM TWO 19'7 x 10'7

With Thomas Sanderson textured blind.

OUTSIDE

As previously mentioned.

ALLOCATED PARKING SPACE

TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.
Lease term is 999 years with 974 remaining.
Service charge is £223 pcm.
Ground rent is £150 pa.

VIEWINGS

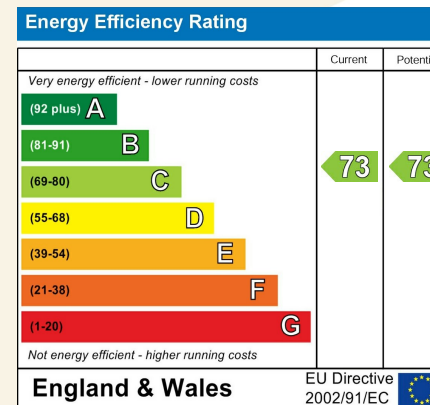
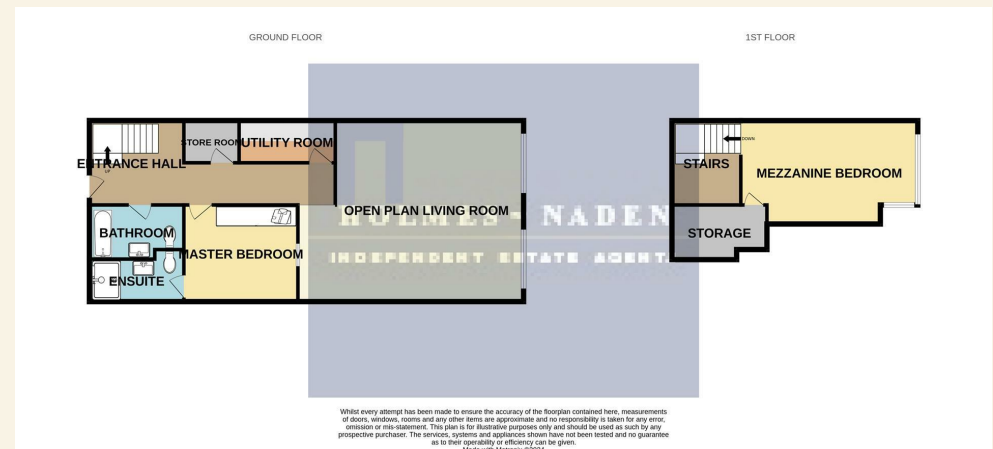
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D



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MISDESCRIPTIONS ACT 1967

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