



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

An immaculately presented and beautifully positioned south facing penthouse apartment with balcony overlooking open countryside and White Nancy.

**Asking Price £229,950**

Forming part of this fabulous Linden development, the property offers the discerning purchaser an immaculately presented home backing onto open countryside.

Presented to the highest of standards the accommodation briefly comprises on the ground floor a communal entrance hall and automatic lift to the fourth floor. The private accommodation consists of an entrance hall, lounge with door to the balcony, superb new high gloss kitchen with built-in appliances, two good sized bedrooms and two bathrooms (one en-suite). A combination gas fired central heating system has been installed augmented by double glazing.

The communal gardens are beautifully maintained and there is private parking. There is a gated garden for the use of residents beyond the Mill Pond.

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

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**

### **GROUND FLOOR**

#### **COMMUNAL ENTRANCE HALL**

With stairs and automatic lift to all floors.

#### **PRIVATE ACCOMMODATION**

#### **ENTRANCE HALL**

With video entrance phone, radiator, walk-in cupboard with gas boiler.

#### **LOUNGE 11'5 x 11'3**

With radiator, TV aerial point, telephone point, door to balcony enjoying delightful views.

#### **KITCHEN 11'2 x 7'7**

A brand new high gloss kitchen with attractive work surfaces. Built in washing machine, integrated fridge freezer, integrated dishwasher. One and a half bowl stainless steel sink unit with mixer tap. Built in electric oven. Four ring induction hob with stainless steel extractor hood over. Attractive flooring. Fitted table.

#### **BEDROOM ONE 15'0 x 10'5**

With views, radiator, TV aerial point, telephone point.

#### **EN-SUITE**

A white and chrome suite comprising: Wash hand basin, low level WC, and shower cubicle, radiator/towel rail, part tiled walls.

#### **BEDROOM TWO 11'0 x 10'1**

With delightful views, radiator.

#### **BATHROOM/WC**

A white and chrome suite comprising: Low level WC, panelled bath and pedestal wash hand basin, radiator/towel rail, part tiled walls.

#### **OUTSIDE**

#### **COMMUNAL GARDENS AND PARKING**

Gated gardens for residents.

#### **DESIGNATED PARKING**

#### **VISITOR PARKING**

#### **VIEWINGS**

Strictly by appointment through the Agents.

**POSSESSION**

Vacant possession upon completion.

**TENURE**

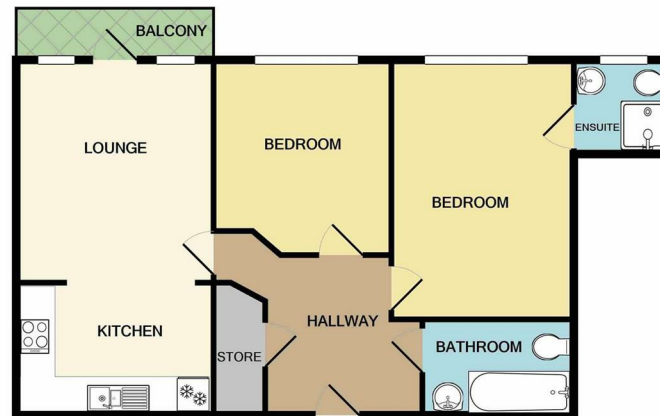
We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

Management Charge is £1866.26 pa.

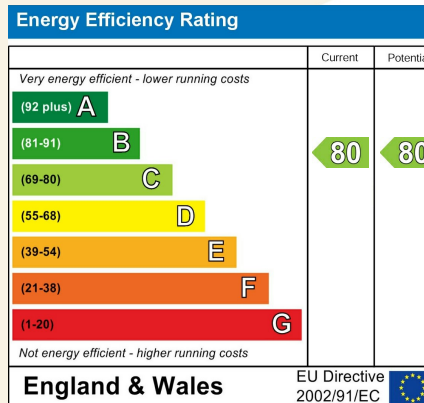
Ground Rent is £258.841 pa.

**COUNCIL TAX**

BAND C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**MISDESCRIPTIONS ACT 1967**

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