



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

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

Guide Price £284,950

Forming part of the Grade II listed Mill this substantial apartment offers spacious well proportioned living accommodation which is not only stunning to behold but also practical to live in. The heritage elements of the Mill have been carefully maintained to include vaulted arch ceilings, cast iron columns and original exposed brickwork.

The property comprises a generously sized open plan kitchen/living room that is fitted with a comprehensive range of modern high end units with plentiful natural light thanks to the large windows. The welcoming hallway provides access to the modern bathroom and first double bedroom, the master being larger than average and benefiting from an en-suite shower room. The modern glass walled mezzanine level provides a spacious second bedroom. The apartment also benefits from a handy utility room and ample storage space.

The private accommodation in The Mill benefits from a full Security System with Video Entry, Concierge Service plus visitor parking in a partially covered area.

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.

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, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

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 AND AUTOMATIC LIFT TO ALL FLOORS

ENTRANCE HALL

With entry phone.

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 flooring.

UTILITY ROOM 11' x 4'7

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

STOREROOM

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 flooring.

MASTER BEDROOM 12'8 x 10'8

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

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

MEZZANINE FLOOR 10'5 x 5'5

BEDROOM TWO 19'7 x 10'7

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.

Management charge is £150 pcm.

Ground Rent is £200 pa.

POSSESSION

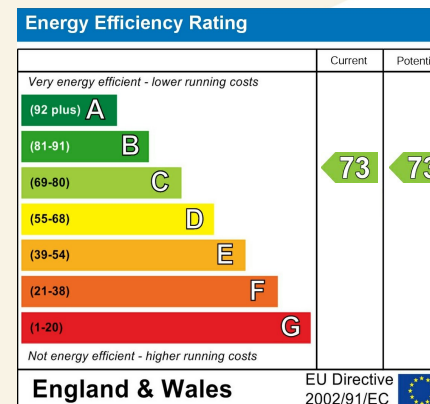
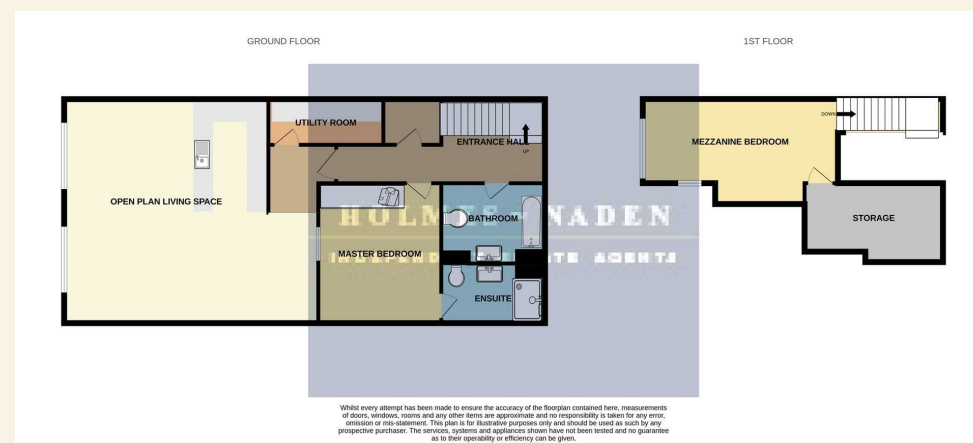
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND D



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PRESTBURY,
CHESHIRE SK10 4DG

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MISDESCRIPTIONS ACT 1967

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