



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Flat 4, The Owlhurst, Turner Street, Bollington, Cheshire, SK10 5GH

A one bedroomed second floor apartment forming part of a Grade II Listed flour mill located in a quiet backwater. Residents Parking.

Price Guide £155,000

Flat 4 The Owlhurst is one of seven apartments forming part of a magnificent Grade II Listed detached period building.

In brief, the accommodation comprises a communal hallway, hallway, lounge, kitchen, bathroom and bedroom. The property has it's own intercom/security access point.

The development is situated at the end of the cul-de-sac in a quiet backwater and enjoys private parking immediately adjacent to the building.

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

ACCOMMODATION

COMMUNAL AREA

COMMUNAL HALLWAY

With tiled floor, post area, storage heater, stairs to all floors.

SECOND FLOOR

PRIVATE ACCOMMODATION

HALLWAY

With entrance door, electric storage heater.

LOUNGE 13'1 x 9'6

With two double glazed windows, electric convector heater, open to:

KITCHEN 7'6 x 7'3

With a modern suite comprising: Base and eye level units, Formica working surfaces, single drainer stainless steel sink unit, integrated electric oven with four ring electric hob and stainless steel Xpelair extractor hood over, space for fridge, plumbing for washing machine, laminate flooring.

BATHROOM

A white suite comprising: Low level WC, pedestal wash hand basin, panelled bath with shower over, attractive part tiled walls, fitted mirror, vinyl flooring, electric heater.

BEDROOM 12'1 x 10'9

A double room with double glazed window to rear aspect, inset halogen spotlights, space for wardrobes and bedroom furniture, electric convector heater.

OUTSIDE

COMMUNAL AREA

PRIVATE PARKING

One private parking space and one visitors space.

TENURE

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

The management charge is £80 pa.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND B

GROUND FLOOR

LOUNGE

BEDROOM

KITCHEN

ENTRANCE HALL

CUPBOARD

BATHROOM

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, divisions, rooms and the plan does not represent an approximation and is not a guarantee of the accuracy of the description. The accuracy of the description is not a guarantee of the accuracy of the description. The accuracy of the description is not a guarantee of the accuracy of the description. The accuracy of the description is not a guarantee of the accuracy of the description.

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	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		

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