



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Flat 2, 50, Palmerston Street, Bollington, Cheshire, SK10 5PX

A stylish two bed first floor apartment with character and open plan living. Own entrance approached via exterior staircase.

£189,950

Forming part of a stone constructed building, this apartment offers a strikingly stylish home ready for immediate occupation. The property is located on the second floor via a sturdy, non-slip, exterior stairway. On entering the property through a stable door, you are immediately welcomed by a delightful room - a large, open plan lounge with breakfast kitchen leading, further on, to a hallway, two good sized bedrooms and a bathroom. The accommodation features high beamed ceilings affording a light, airy and characterful feel. Viewings are essential to appreciate the qualities of this apartment.

Directions:

From our Bollington Office turn right into High Street and then right into Palmerston Street. The apartment is situated after a very short distance on the right hand side.

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 10 and 30 minutes drive of the property.

ACCOMMODATION

LOUNGE/DINING/KITCHEN 15'8 x 13'6

Delightful light and airy room with an open beamed ceiling. Attractive stable door to outside. Modern kitchen with a range of base cupboards, drawers, and wall cupboards, electric oven with 4 ring gas hob and extractor over, one bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge, boiler. Cast iron radiator.

HALLWAY

Cast iron radiator.

BEDROOM 2 10'2 x 7'11

Cast iron radiator.

BATHROOM 10'3 x 5'3

Panelled bath with shower over, glass shower screen. Wash hand basin with cupboard under, low level WC, single radiator.

BEDROOM 1 13'11 x 10'11

Attractive fireplace with stone hearth, cast iron radiator.

OUTSIDE

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

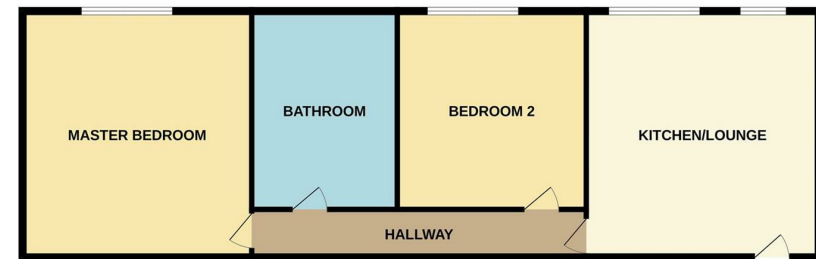
TENURE

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

COUNCIL TAX

BAND A

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MISDESCRIPTIONS ACT 1967

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