



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.

£180,000

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. NO MANAGEMENT FEES WITH THIS PROPERTY.

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



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

PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



