



**GASCOIGNE  
HALMAN**

Bridgeholme Mill, Charley Lane, Chinley, High Peak

**Asking Price  
£170,000.00**

THE AREA'S LEADING ESTATE AGENCY



A stunning penthouse apartment offering an exceptional living experience in a sought-after location. This well-appointed property features two generous double bedrooms, including a master bedroom with a modern ensuite bathroom. The spacious lounge and dining room benefit from spectacular views towards South Head to the rear, providing a bright and airy atmosphere.

Further accommodation includes a family bathroom with large corner bath. Additional benefits include allocated parking and access to well-maintained communal gardens, enhancing the overall appeal of the development.

Located on the old Tramway, the property offers easy access to the surrounding countryside including the likes of Eccles Pike and South Head as well as being convenient for access via the Tramway or road to Chapel-en-le-Frith and Chinley where there are a number of amenities including train stations to Manchester and Sheffield.

## Property details

- Penthouse Apartment
- Two Double Bedrooms
- Ensuite to Master Bedroom
- Spectacular Lounge Dining Room
- Views to South Head to the Rear
- Allocated Parking
- Communal Garden



## About this property

In a little more detail, the accommodation on offer comprises a communal hallway with staircase leading to all floors. Upon entering the apartment, there is a generous hallway giving access to the second bedroom with eaves storage space, the family bathroom complete with WC, wash basin and corner bath, complimented by tiled splashbacks. The master bedroom has a double glazed window to the side and skylight window to the rear, fitted storage cupboard and ensuite comprising WC, wash basin and shower cubicle with glass screen.

Also off the hallway are double doors opening into the impressive lounge dining room with vaulted ceiling, skylight windows to the front and double glazed window to the side. There is an archway opening into the kitchen with has a range of fitted wall and base units, inset sink and drainer, integrated oven and hob and breakfast bar for dining.

The rear of the property is a well maintained communal garden and there is one allocated parking space to the front and visitor parking spaces.







## DIRECTIONS

SK23 6DX

## COUNCIL TAX BAND

C

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

High Peak Borough Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Copper wire

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

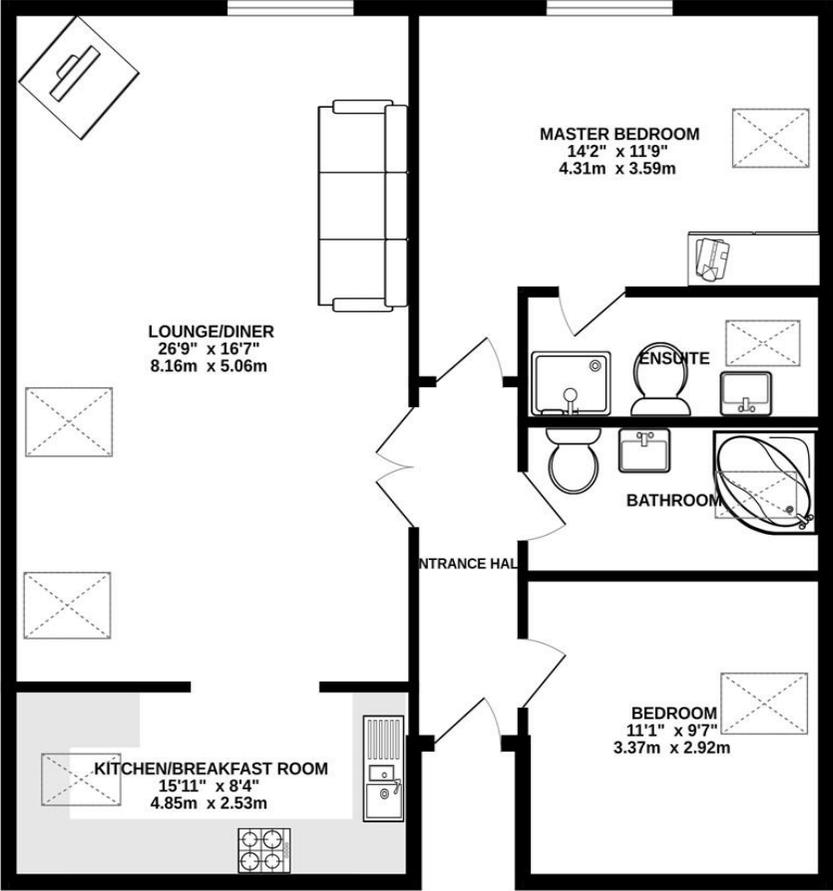
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

TOP FLOOR  
927 sq.ft. (86.1 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

01298 813577 [chapel@gascoignehalman.co.uk](mailto:chapel@gascoignehalman.co.uk)  
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP