



**GASCOIGNE
HALMAN**

APARTMENT 80, CLARENCE MILL, CLARENCE ROAD,
BOLLINGTON, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 220,000

This well-presented two-bedroom apartment is ideally located in a lovely canal-side setting in Bollington, offering booth charm and convenience. The property benefits from electric heating and intercom entry service.

Lovely communal entrance with lift access to all floors.
Two-Bedroom Canal-Side Apartment In Bollington.
Open-Plan Kitchen And Living Area With Breakfast Island.
Double Main Bedroom With En-Suite Shower Room.
Second Bedroom and Modern Main Bathroom.
Electric Heating And Intercom Entry System.
NO CHAIN

DESCRIPTION

This well presented two-bedroom apartment is set within a lovely communal entrance hall, benefiting from lift access to all floors, and enjoys an attractive canal-side position in the highly desirable area of Bollington.

The property is electrically heated and features a secure intercom entry system. Upon entering the apartment, you are welcomed into a good sized hallway. To the left is the master bathroom, comprising of a three-piece suite, with a shower over the bath, tiled walls, flooring and heated towel rail. To the right of the hallway is the open-plan kitchen/living area. The kitchen features wood effect units, integrated units including oven, hob extractor fan, washing machine and additional shelving above the sink. A breakfast island provides a casual dining space.

The living area is bright and inviting, with large rear-facing window, TV point, and carpeted flooring, creating a comfortable area to relax.

Leading from the kitchen is the master bedroom, a light and spacious double room with large rear facing window. This bedroom room benefits from a well-proportioned en-suite shower

room, complete with shower, wash basin, WC and tiled flooring. The second bedroom is a single room, also carpeted again with a large rear-facing window. Just outside this bedroom is a generous storage cupboard housing the hot water cylinder, providing excellent additional storage space.

Overall, this apartment offers a well balanced layout in a highly desirable canal-side location.

DIRECTIONS

SAT-NAV SK10 5GR

LOCATION

Bollington is a picturesque village, offering a range of local amenities, located within short driving distance to the Peak District and Macclesfield town centre. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

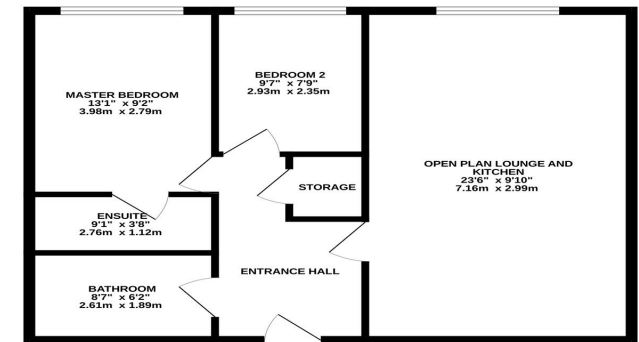
TENURE

We are informed by our client that the property is leasehold with a residue of 973 years and subject to a ground rent of £200pa. The service charge for the maintenance of all communal areas is currently levied at £1001 per annum including building insurance. Prospective purchasers are advised to confirm these points with their solicitor

LOCAL AUTHORITY

CHESHIRE EAST BC CTB C

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.
Measurements are approximate. See for details. Dimensions represent only
approximate dimensions.

MACCLESFIELD OFFICE

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**GASCOIGNE
HALMAN**

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