

## TO BE LET PART FURNISHED

A Bright And Stylish Apartment Offering Spacious Accommodation On Two Levels Upgraded To A High Specification In This Handsome Old Mill In A Canal Side Location.



24 CLARENCE MILL, BOLLINGTON, MACCLESFIELD SK10 5GR

**£925 PCM**

## 24 CLARENCE MILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5GR

This former textile mill is a splendid structure standing by the side of the Macclesfield Canal which now houses luxury apartments. Converted to a high specification and displaying many of the original architectural features expected with this type of dwelling, the apartments stylishly combine the building's history with modern fittings to create superb homes for contemporary living. There are three lifts servicing the apartments with a video security intercom from each apartment to the main entrance, and ample car parking within the grounds of the Mill. There is also a concierge service.

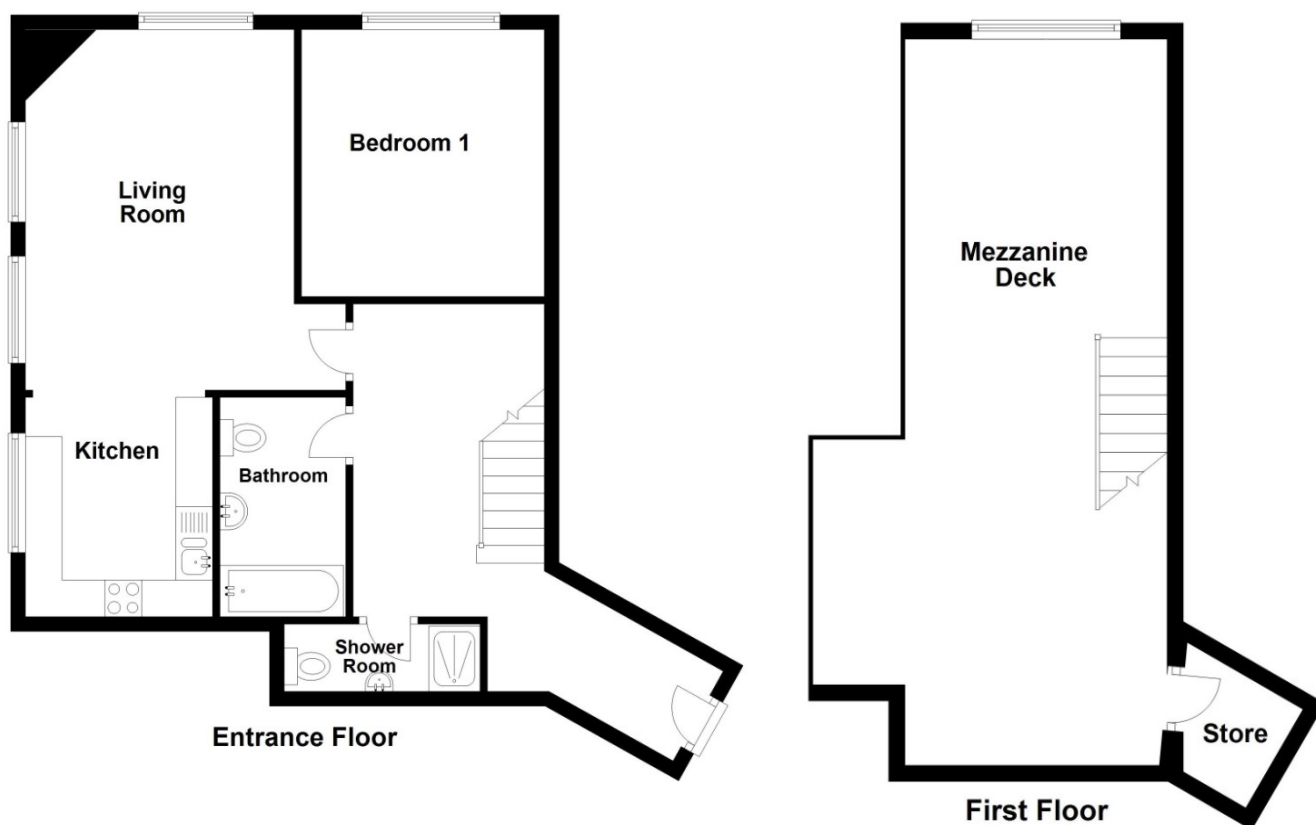
This apartment displays the character of the building through the exposed brickwork, arched main ceiling and fantastic large windows which allow plenty of natural light to endow the accommodation. Bright and modish, the flexible accommodation has been upgraded by the present owner. There is ample living space, an attractive bedroom, further bedroom/living space on the spacious mezzanine area plus there are two bath/shower rooms. There are far reaching views over towards farmland and the Cheshire Plain.

The mill is located conveniently for accessing many of the amenities available in Bollington including shops for everyday needs, a library, recreation facilities and a selection of pubs and restaurants. A recently constructed footbridge gives access to the canal towpath meaning that the beautiful countryside within which Bollington sits is very easily accessible for walking and other leisure pursuits. Manchester Airport and the North West motorway network are approximately 11 miles away.

From the main entrance, there is lift access to level two where the apartment is located off the bright and spacious atrium. There is electric central heating to the accommodation and in more detail this comprises:-

ENTRANCE HALL	Video entrance intercom. Understairs store cupboard. Electric heater.
LIVING ROOM	16'1" x 13'2" (4.91m x 4.03m) 2 Electric heaters. Television points with concealed wiring. Telephone point.
KITCHEN	9'2" x 9'1" (2.81m x 2.77m) Fitted with modern units to floor and wall incorporating 1½ bowl stainless steel sink, electric oven and ceramic hob with extractor hood. Integral dishwasher and washing machine/tumble dryer. Fridge/freezer. Tiled floor.
BEDROOM	11'3" x 8'7" (3.43m x 2.63m) Electric heater. Television point. Telephone point.
SHOWER ROOM	Cubicle with electric shower, pedestal washbasin and low level WC. Tiled floor.
BATHROOM/WC	Modern white suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Tiled floor. Chrome electric heated towel rail.
MEZZANINE BEDROOM	27'4" x 13'0" (8.33m x 3.98m) overall, plus very deep walk in wardrobe/store cupboard. Telephone point.

<b><u>SERVICES:</u></b>	Mains electricity, water and drainage are connected.
<b><u>COUNCIL TAX BANDING:</u></b>	'C'
<b><u>AVAILABILITY:</u></b>	Subject to the usual references, the property is available for a minimum term of six months or longer by arrangement.
<b><u>RENT:</u></b>	£925 per calendar month.
<b><u>TENANCY INFORMATION:</u></b>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website <a href="http://www.michael-hart.co.uk">www.michael-hart.co.uk</a> .
<b><u>VIEWING:</u></b>	By appointment with the AGENTS Michael Hart & Company.
<b><u>DIRECTIONS:</u></b>	From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under two bridges turn left at the traffic lights climbing up Clarence Road. Clarence Mill will be found at the top of the hill on the left hand side.
<b><u>ENERGY RATINGS:</u></b>	'D'



### **SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

#### **Please take note of these points**

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



