



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 10 Dean Court, John Street, Bollington, Cheshire, SK10 5PE

An opportunity to acquire a recently modernised one bedroom ground floor retirement apartment. NO CHAIN.

## Asking Price £149,995

Constructed of stone this recently modernised delightful ground floor apartment forms part of an exclusive retirement development occupying a quiet cul-de-sac location.

The bright and airy accommodation briefly comprises on the ground floor, entrance hall, recently refitted kitchen, good sized lounge, bedroom and recently refitted shower room. The whole of the accommodation is warmed by a gas fired central heating system augmented by uPVC double glazed windows throughout.

The apartment is situated in a delightful cul-de-sac location enjoying well maintained grounds laid mainly to lawn with borders, shrubs, sitting area and ample hardstanding for motor vehicles.

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.

#### Directions:

From our Bollington Office proceed up High Street and take the first turning on the right into Water Street. After a short distance turn right into John Street where the development can be found on the left hand side.

#### ACCOMMODATION

##### ENTRANCE HALL

Deep storage cupboard with hanging space, double radiator.

##### RECENTLY REFITTED KITCHEN 8'2 x 7'7

Comprising an excellent range of base, eye level and drawer units, stainless steel sink unit with mixer tap, four ring induction hob, built in electric oven, plumbing for washing machine, fridge freezer, cupboard housing central heating boiler, attractive part tiled walls.

##### LOUNGE 11'10 x 11'3

Enjoying the delightful aspect with deep bay window, two double radiators, TV ariel point.

##### BEDROOM 11'5 x 7'3

With one double and one single built in wardrobe with shelving and hanging rail, single radiator.

##### SHOWER ROOM

Comprising shower cubicle, vanity wash hand basin, low level WC, attractive part tiled walls, single radiator.

##### OUTSIDE

Delightful communal gardens with seating area.

There is a small monthly management charge which is revised annually. This allows for building insurance, garden maintenance, window cleaning, life line telephone, external painting and central heating servicing. It is advised that any prospective purchaser's solicitor confirms the maintenance charges with Jones Associates.

##### TENURE

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

##### VIEWINGS

Strictly by appointment through the Agents.

##### POSSESSION

Vacant possession upon completion.

##### COUNCIL TAX

BAND B

# GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, gardens, etc. are not guaranteed and no responsibility is taken for any error or omission in this plan. The plan is for information only and should not be used as a basis for any financial transaction. The plan is for information only and should not be used as a basis for any financial transaction. The plan is for information only and should not be used as a basis for any financial transaction.

## Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      | 73                      |
| (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 |

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## MISDESCRIPTIONS ACT 1967

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