



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

22, Riverbank Close, Bollington, Cheshire, SK10 5JD

A ground floor two bed apartment occupying a sought after location with garden and parking.

Guide Price £185,000

Constructed of brick this ground floor apartment forms part of a prominent development within a short walking distance of the centre of Bollington.

The accommodation briefly comprises: Entrance hall, lounge, kitchen, two good sized bedrooms and a shower room. The whole of the accommodation is warmed by gas fired central heating, augmented by uPVC double glazed windows and doors throughout.

The property enjoys arguably one of the finest positions on the development and benefits from communal lawned gardens and off-road parking.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

ACCOMMODATION

ENTRANCE HALL

With deep built-in cupboard with shelving, single radiator

LOUNGE 15'2" x 11'0"

With double radiator

KITCHEN 10'1" x 7'1"

Comprising an excellent range of base and eye level units with Formica working surfaces, single drainer stainless steel sink unit with mixer tap, space for fridge, space for freezer, plumbing for washing machine, 4 ring gas hob, wall mounted combination gas fired central heating boiler, part tiled walls, double radiator.

BEDROOM 1 13'4" x 11'0"

With single radiator

BEDROOM 2 11'3" x 7'0"

With single radiator

SHOWER ROOM

Comprising shower cubicle, low level w.c., pedestal wash hand basin, part tiled walls, radiator

OUTSIDE

Communal gardens as previously mentioned, private parking space

TENURE

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

Service charge is £99 pcm.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND B

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16 HIGH STREET,
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