



*jordan fishwick*

Corn Mill Court, Albion Road New Mills High



## Corn Mill Court, Albion Road New Mills High Peak SK22 3AB

Prices From £425,000



### The Property

\*\*\* NEW BUILD VERSATILE HOMES IN NEW MILLS \*\*\* FANTASTIC INCENTIVES AVAILABLE \*\*\*

Backing onto The Peak Forest Canal, Four Bedroom Contemporary Townhouses. Deceptive accommodation over four floors and forming part of a select development with shared grounds. Traditionally built, energy efficient homes which are convenient for ALL New Mills amenities, including Newtown Railway Station. Four bedrooms, fitted living/dining kitchens with balcony, two bathrooms and huge versatile lower ground storage rooms are a few features of this fabulous development. Accommodation over four floors and briefly comprising entrance hall, living room, bedroom and shower on the ground floor, three bedrooms and family bathroom on the first floor, open plan living dining kitchen with bi-fold doors and utility on the lower ground floor and to the rear there is a fantastic 26ft x 16ft heated space, ideal for a multitude of purposes.

\*\*All properties come with a 10 year LABC warranty\*\*




- Stunning New Build Townhouses
- High Quality Living Dining Kitchen with Bi Fold
- \*\*\* 10 YEAR WARRANTY \*\*\*
- Four Bedrooms
- Convenient New Mills Location
- Overlooking The Peak Forest Canal
- Balcony and Large Communal Garden
- Off Road Parking and Visitor Parking
- 26ft Versatile Storage Space

**Postcode** SK22 3AB

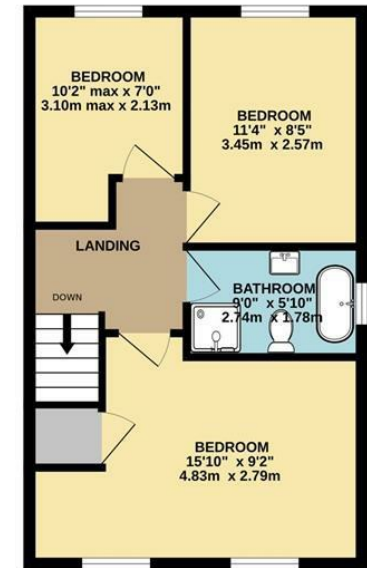
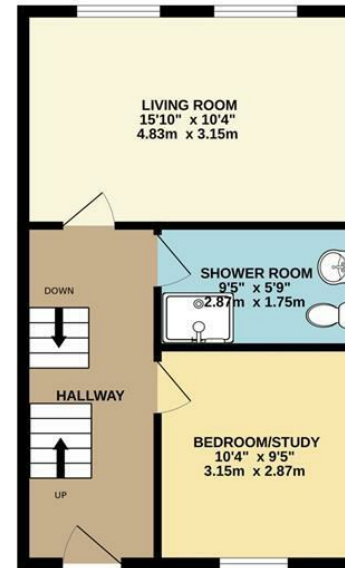
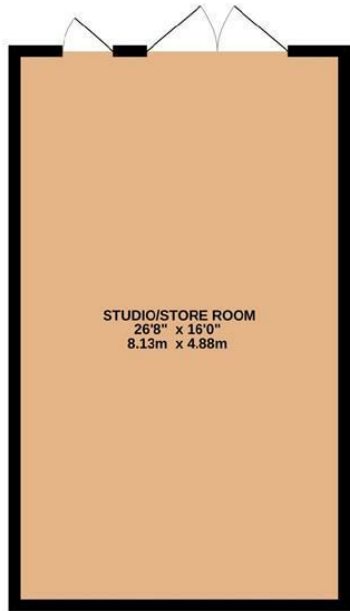
**EPC Rating** B

**Local Authority** High Peak Borough Council

**Council Tax** New Build

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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