



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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www.michael-hart.co.uk

TO BE LET UNFURNISHED

A RECENTLY REFURBISHED FIRST FLOOR APARTMENT WITH PARTICULARLY SPACIOUS ROOMS AND A PRIVATE ENTRANCE IN A CENTRAL VILLAGE SETTING CONVENIENT FOR AMENITIES



82A PALMERSTON STREET, BOLLINGTON SK10 5PW

£995 PCM inc. water rates



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82A PALMERSTON STREET, BOLLINGTON, MACCLESFIELD SK10 5PW

Having rooms of impressive dimensions that have been recently refurbished to a high standard, this is a superb and particularly spacious apartment that occupies a convenient central village location.

Self contained with its own private entrance, it features large bright rooms throughout including two double bedrooms. The accommodation is presented in a very smart manner with attractive modern kitchen and shower room fittings.

The property is centrally located in Bollington, within easy reach of local amenities.. Bus services run from nearby into Macclesfield and Stockport. Manchester Airport and the Northwest motorway network are approximately 11 miles away.

There is modern electric heating and uPVC double glazing. In more detail the accommodation comprises:

GROUND FLOOR:

ENTRANCE HALL

Stairs lead up to:

FIRST FLOOR

LANDING

LIVING ROOM

6.10m x 3.28m (20'0 x 10'9") Electric heaters

DINING KITCHEN

3.80m x 3.24m (12'6" x 10'8") Fitted with ample units to floor and wall with worktops incorporating stainless steel sink and drainer, ceramic hob with hood and electric oven. Washing machine plumbing. Electric heater.

BEDROOM No.1

4.73m x 4.39m overall (15'6" x 14'5") Electric heater.

BEDROOM No.2

4.63m x 3.41m overall (15'2" x 11'2") Electric heater.

SHOWER ROOM/WC

Shower enclosure with electric shower, pedestal washbasin and WC. Electric heater.

SERVICES:

Mains water, drainage and electricity are connected.

COUNCIL TAX BANDING:

Council Tax Band 'B'

AVAILABILITY:

Subject to the usual references, the property is available for a minimum term of 6 months.

RENT:

£995.00 per calendar month inclusive of water rates.

VIEWING:

By appointment with the Agents Michael Hart & Co. Ltd. 01625 575578

TENANCY INFORMATION:

In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk.

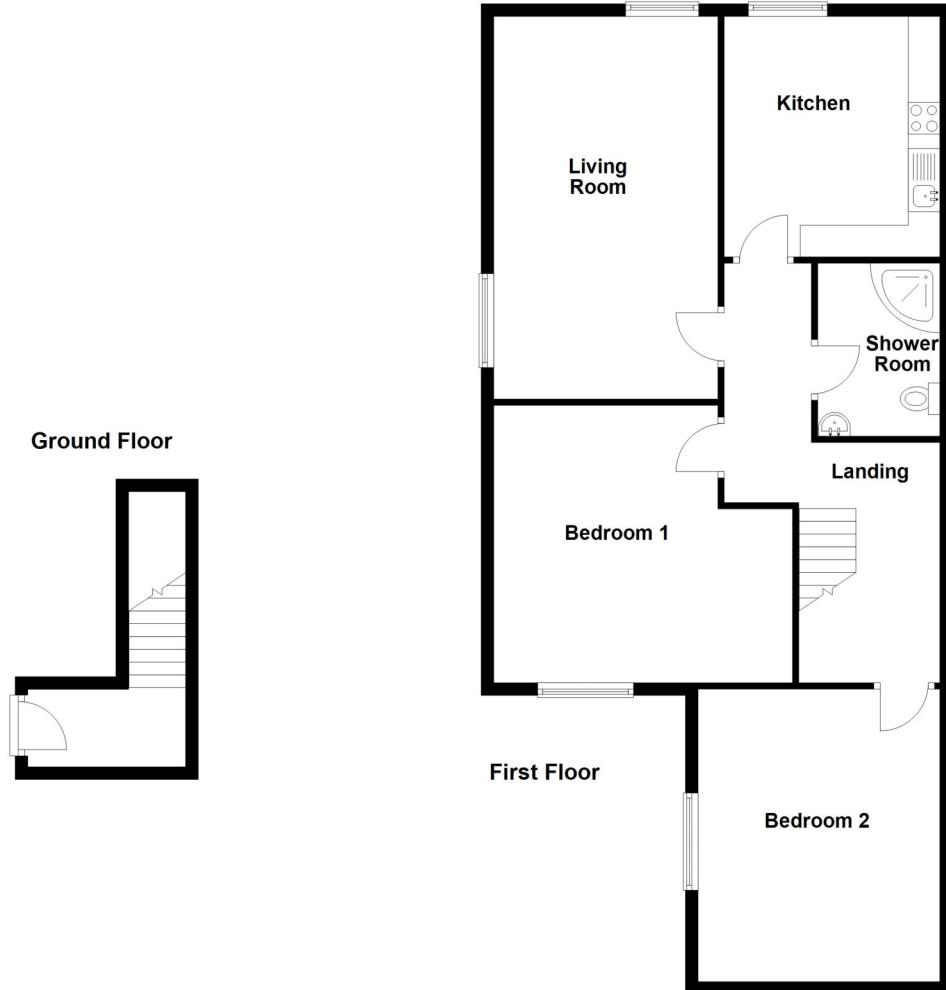
DIRECTIONS:

From our Bollington office, travel along Wellington Road towards Pott Shrigley. This runs into Palmerston Street and the property can be found on the right hand side after passing the memorial gardens.

ENERGY RATINGS:

EPC—'TBC'

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (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.