



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Apartment 103, Clarence Mill, Clarence Road, Bollington, Cheshire, SK10 5GT

A beautifully appointed apartment offering superb living space and occupying a sought after location with stunning views. NO ONWARD CHAIN.

Guide Price £295,000

Forming part of the Grade II listed Mill, this substantial and beautifully appointed apartment offers spacious, well proportioned living accommodation which is not only stunning to behold but also practical to live in. The apartment is south facing and overlooks the canalside.

In brief the accommodation comprises a superb open plan living room, utility room, storeroom, bathroom, master bedroom and en-suite whilst at mezzanine floor level there is a good sized second bedroom. The heritage elements of the mill have been carefully maintained to include vaulted arch ceilings, cast iron columns and original exposed brick.

Externally the grounds are landscaped and the mill is immediately adjacent to the canal. Parking is provided to the rear of the mill including an allocated space.

We would strongly recommend an internal inspection of this stunning apartment to fully appreciate the quality, space and fixtures and fittings within.

There is a wide range of shopping, travel, educational and recreational facilities available in 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 turning left into Palmerston Street. Proceed towards Macclesfield bearing right at the traffic lights into Clarence Road. Bear left at the top turning left into the parking area.

ACCOMMODATION

ENTRANCE AREA

STONE STAIRCASE & AUTOMATIC LIFT TO ALL FLOORS

ENTRANCE HALL

With entrance phone, staircase off.

STUNNING OPEN PLAN LIVING/DINING KITCHEN 24'4 x 20'

Comprising an excellent range of high gloss units and quartz working surfaces, one and a half bowl inset single drainer stainless steel sink with mixer tap, Neff built-in double oven, Neff integrated multi programme microwave, Neff four ring induction hob, integrated dishwasher, integrated fridge and integrated freezer, attractive Amtico floor.

UTILITY ROOM 11' x 4'7

Comprising high gloss units, single drainer sink unit with mixer tap, plumbing for washing machine.

STOREROOM 6'1 x 4'6

Housing hot water tank.

BATHROOM 10'5 x 5'6

With Duravit sanitaryware incorporating contemporary large vanity unit with countertop wash hand basin and drawer below, panelled bath with thermostatic shower over and glass screen, low level WC, attractive tiled floor.

PRINCIPAL BEDROOM 13'2 x 9'

Comprising an excellent range of mirror fronted wardrobes.

EN SUITE SHOWER ROOM

With Duravit fittings comprising shower enclosure, low level WC, vanity wash hand basin with drawer below, inset wall mounted mirror, Amtico flooring.

MEZZANINE FLOOR

With good sized storage area.

BEDROOM TWO 19'10 x 11'

OUTSIDE

As previously mentioned.

ALLOCATED 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 £411 pcm.

Ground rent is £150 pa.

VIEWINGS

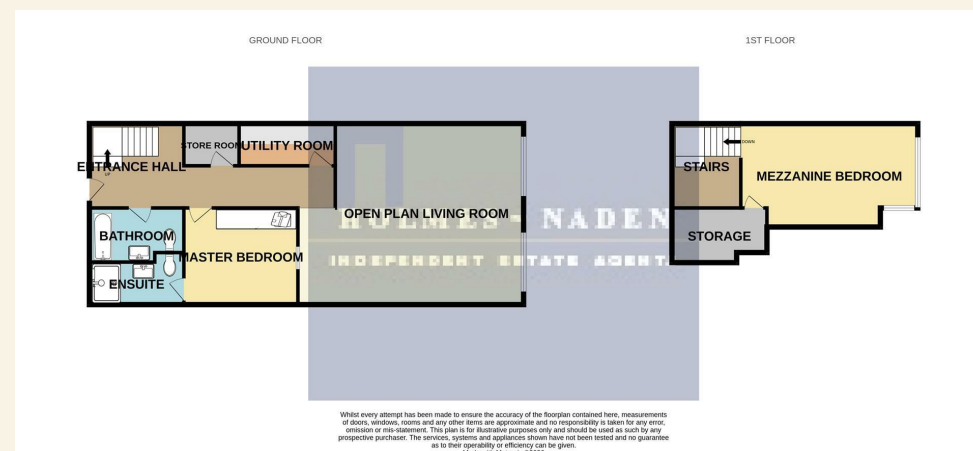
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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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MISDESCRIPTONS ACT 1967

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