

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

2 Henshall Road Bollington Macclesfield Cheshire SK10 5HX
telephone Bollington 01625 575578
bollington@michael-hart.co.uk

michael
HART
& COMPANY

Andrew M Hart BEng(Hons), Dip Surv, MRICS

www.michael-hart.co.uk

NO ONWARD CHAIN

A Spacious And Well Presented Three Bedroomed Duplex Penthouse Apartment Within An Handsome Converted Mill And Views Overlooking The Macclesfield Canal And Cheshire Plain.



**50 CLARENCE MILL, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5GR
£270,000**

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 **RICS**®

50 CLARENCE MILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5GR

Offered with no onward chain, this spacious and well presented penthouse apartment is set out as a duplex on two floors. A large internal floor area of over 1,200 square feet (113m²) features an impressive open plan upper living area with Velux windows inviting plenty of natural light into the property.

The living accommodation is situated on the upper level, while at entrance level there are three well proportioned bedrooms, the master bedroom with en-suite shower room, and large bathroom/WC.

Playing a large part in the history of Bollington, Clarence Mill is a former textile mill and a splendid structure standing by the side of the Macclesfield Canal. The upper floors were converted into stylish apartments in 2002, displaying many of the original architectural features expected with this type of dwelling. The apartments effectively combine the building's history with modern fittings to create superb homes for contemporary living.

The mill is located conveniently for accessing many of the amenities available in Bollington including shops for everyday needs, a library, recreation facilities and a selection of pubs and restaurants. The beautiful countryside within which Bollington sits is easily accessible for walking and other leisure pursuits. Manchester Airport and the North West motorway network are approximately 11 miles away.

There are three lifts servicing the apartments, and car parking within the grounds of the Mill. There is a concierge service based at the main entrance for the apartments.

There is electric central heating to the accommodation and in more detail this comprises:-

ENTRANCE LEVEL

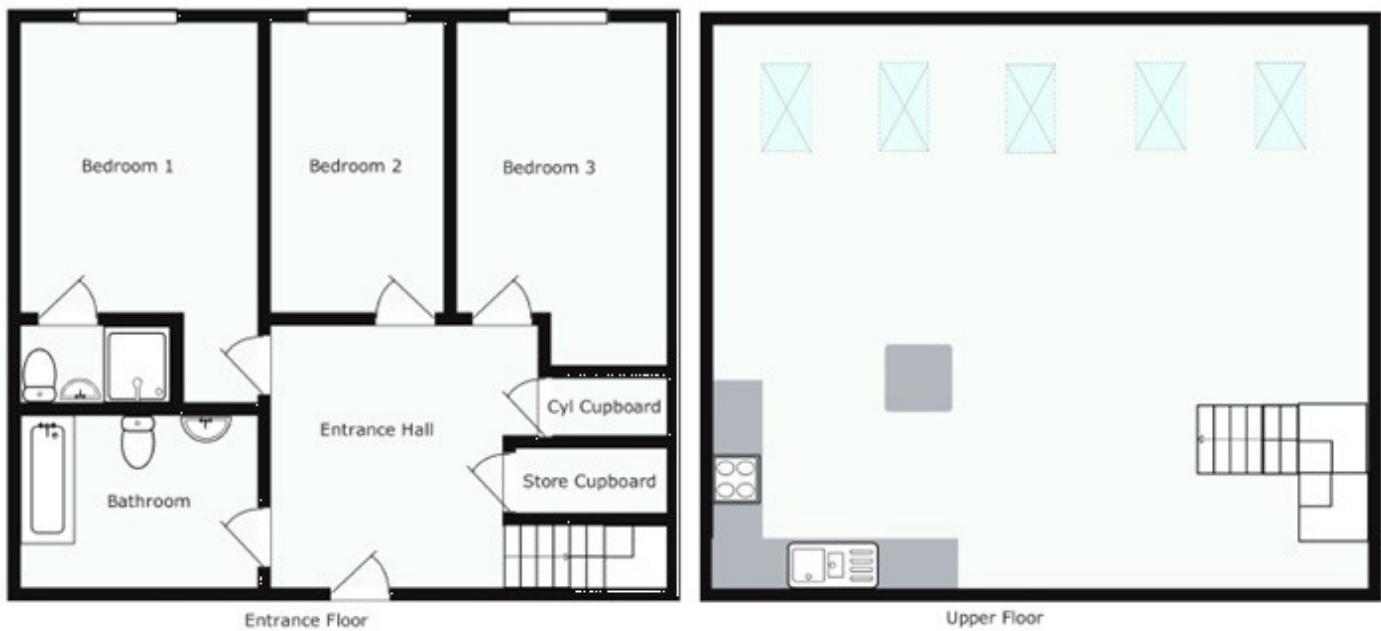
ENTRANCE HALL	Very deep under stairs cupboard. Airing cupboard with hot water cylinder. Electric heater.
BEDROOM NO.1	16'1" x 10'2" maximum (4.90m x 3.10m) Electric heater
EN SUITE SHOWER ROOM	Modern white suite comprising enclosure with electric shower, hand washbasin and WC.
BEDROOM NO.2	12'3" x 7'4" (3.74m x 2.23m) Electric heater.
BEDROOM NO.3	14'1" x 9'4" (4.31m x 2.84m) Electric heater.
BATHROOM/WC	Modern white suite comprising panelled bath with electric shower, pedestal washbasin, and low level WC. Tiled floor. Electrically heated towel warmer.

Stairs from the entrance hall lead to:-

UPPER FLOOR

OPEN PLAN LIVING AREA	26'6" x 23'0" (8.07m x 7.00m) Video entrance intercom. Laminate flooring. Electric heater.
KITCHEN AREA	Fitted modern units to floor and wall with worktops incorporating 1½ bowl stainless steel sink and drainer, electric oven and hob with extractor hood, plumbing for dishwasher and washing machine. Breakfast bar area.

SERVICES:	Mains electricity, water and drainage are connected.
COUNCIL TAX :	Council tax Band 'D'
TENURE:	The apartment is leasehold for the residue of a 999 year lease with a ground rent of £200.00 pa and a service charge of £240.00pcm.
PRICE:	£270,000
VIEWING:	By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578
DIRECTIONS:	From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under two bridges turn left at the traffic lights climbing up Clarence Road. Clarence Mill will be found at the top of the hill on the left hand side. The main entrance to the apartments is at the rear of the mill where there is also a multi level car park.
ENERGY RATINGS:	EPC Rating - 'TBC'



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.

