



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# 1, Hamson Drive, Bollington, Cheshire, SK10 5SS

A beautifully located two bedroom ground floor apartment with parking for two motor vehicles.

£235,000

Constructed of reconstituted stone, this delightful apartment forms part of an exclusive Crosby Homes Development occupying a cul-de-sac location close to local amenities.

The accommodation briefly comprises an entrance hall with built in cupboards, inner hall with built in cupboards, lounge with windows to two elevations, breakfast kitchen with built in appliances, two double bedrooms and a good sized shower room.

A combination gas fired central heating system has been installed augmented by double glazing throughout.

The apartment enjoys beautifully maintained communal gardens and off road parking for 2 motor vehicles.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

#### Directions :

From our Bollington Office turn right out off High Street and proceed up Palmerston Street bearing left at the mini roundabout into Hamson Drive. No 1 can be found immediately on the right hand side.

#### ACCOMMODATION

##### GROUND FLOOR

Built in cloaks cupboard, single radiator.

##### INNER HALL

Built in cloaks cupboard, single radiator.

##### LOUNGE 17' x 13'

Windows to two elevations, two double radiators, engineered wood floor.

##### KITCHEN 10'9 x 8'4

Comprising of an excellent range of base, eye level and drawer units, laminate working surface, integrated stainless steel sink and drainer with mixer tap, plumbing for washing machine, built in electric oven with four ring gas hob and extractor hood over, wall mounted boiler, integrated fridge, integrated freezer, engineered wood floor.

##### BEDROOM 1

Two windows to side elevation, two double radiators, built in storage cupboard.

##### BEDROOM 2 11'7 x 11'3

Windows to two elevations, double radiator.

##### BATHROOM

Comprising panelled bath, vanity wash hand basin with cupboards below, low level WC, walk in shower, part tiled walls, attractive tiled floor, expel air extractor fan, chrome heated towel rail.

##### OUTSIDE

Beautifully landscaped communal gardens, parking for two motor vehicles.

##### POSSESSION

Vacant possession upon completion.

##### TENURE

We have been advised that the property is Leasehold.

Ground Rent is £100 PA.

Service Charge is £90 PCM.

##### VIEWINGS

Strictly by appointment through the Agents.

##### COUNCIL TAX

BAND C

GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.  
Notes: Energy efficiency ratings are based on the energy performance of the building. The energy performance of a building is determined by a number of factors, including the building's construction, the quality of its insulation, the type of heating system it has, and the type of lighting it uses. The energy efficiency rating is a measure of the building's energy performance, and it is used to help homeowners and tenants make decisions about the energy efficiency of a building. The energy efficiency rating is a measure of the building's energy performance, and it is used to help homeowners and tenants make decisions about the energy efficiency of a building.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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#### MISDESCRIPTIONS ACT 1967

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