



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Flat 4, The Owlhurst, Turner Street, Bollington, Cheshire, SK10 5GH

A one bedroomed second floor apartment forming part of a Grade II Listed flour mill located in a quiet backwater. Residents Parking.

Price Guide £149,000

Flat 4 The Owlhurst is one of seven apartments forming part of a magnificent Grade II Listed detached period building.

In brief, the accommodation comprises a communal hallway, hallway, lounge, kitchen, bathroom and bedroom. The property has it's own intercom/security access point.

The development is situated at the end of the cul-de-sac in a quiet backwater and enjoys private parking immediately adjacent to the building.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

ACCOMMODATION

COMMUNAL AREA

COMMUNAL HALLWAY

With tiled floor, post area, storage heater, stairs to all floors.

SECOND FLOOR

PRIVATE ACCOMMODATION

HALLWAY

With entrance door, electric storage heater.

LOUNGE 13'1 x 9'6

With two double glazed windows, electric convector heater, open to:

KITCHEN 7'6 x 7'3

With a modern suite comprising: Base and eye level units, Formica working surfaces, single drainer stainless steel sink unit, integrated electric oven with four ring electric hob and stainless steel Xpelair extractor hood over, space for fridge, plumbing for washing machine, laminate flooring.

BATHROOM

A white suite comprising: Low level WC, pedestal wash hand basin, panelled bath with shower over, attractive part tiled walls, fitted mirror, vinyl flooring, electric heater.

BEDROOM 12'1 x 10'9

A double room with double glazed window to rear aspect, inset halogen spotlights, space for wardrobes and bedroom furniture, electric convector heater.

OUTSIDE

COMMUNAL AREA

PRIVATE PARKING

One private parking space and one visitors space.

TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitor.

The management charge is £80 pcm or £960 per year.

POSSESSION

Vacant possession upon completion.

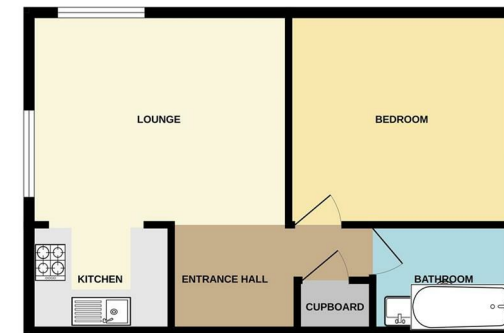
VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND B

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, rooms and any other items are approximate and not necessarily to scale. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property is shown with approximate dimensions and is not intended to be a guarantee of any kind. The floorplan is not to be used for any other purpose.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445

MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



