



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

8, Oakleigh House,

Hamson Drive, Bollington, Cheshire, SK10 5ST

A beautifully situated first floor apartment in the heart of Bollington Village.

Asking Price £215,000

Constructed of reconstituted stone, this first floor apartment offers the discerning purchaser a spacious apartment in one of Bollington's most popular developments.

The accommodation which is light and airy throughout briefly comprises a communal entrance hall giving access to the apartment which enjoys a spacious hallway with store cupboard, well proportioned lounge, kitchen, principal bedroom with en-suite shower room, a further double bedroom and a spacious family bathroom. A gas fired central heating system has been installed.

There is allocated parking provided adjacent to the apartment.

A special mention must be made to the delightful views from the rear of the property enjoying a good degree of privacy.

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 proceed up High Street turning right into Palmerston Street. At the roundabout take the first left into Hamson Drive where Oakleigh House can be found on the left hand side.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

PRIVATE ACCOMMODATION

ENTRANCE HALL

With radiator, two built in storage cupboards, intercom system.

LOUNGE 14'4 x 13'6

Double radiator.

KITCHEN 9'6 x 8'

Comprising a range of base, eye level and drawer units, electric cooker with four ring hob and extractor hood over, plumbing for washing machine, space for fridge freezer, space for dishwasher, part tiled walls, tiled floor, single radiator.

PRINCIPAL BEDROOM 12' x 13'2

Single radiator.

EN-SUITE

Comprising shower cubicle, pedestal wash hand basin, low level WC, single radiator.

BEDROOM TWO 10' x 7'7

Single radiator.

OUTSIDE

PRIVATE PARKING

Adjacent to the apartment building.

TENURE

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

Service Charge is £100.63 pcm.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		80	82
England & Wales		EU Directive 2002/91/EC	

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MISDESCRIPTIONS ACT 1967

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