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BOLLINGTON

CHESHIRE

IN A QUIET AND CONVENIENT LOCATION ADJACENT TO THE RIVER DEAN AND OPEN FIELDS, A FIRST FLOOR TWO BEDROOMED APARTMENT WITH WELL PROPORTIONED ROOMS.



5 RIVERBANK CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5JD

*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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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. 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.

## 5 RIVERBANK CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5JD

This apartment is one in a block of four purpose built, each with a private entrance. The accommodation is well proportioned, including two bedrooms. The property has undergone updating with a replacement gas central heating boiler and uPVC double glazing having been installed. The kitchen has also been refitted with smart modern units.

The positioning of the apartment is a great asset in that Riverbank Close is a quiet cul-de-sac close to local amenities and open countryside. As the name suggests the close runs along the bank of the River Dean (though at a good height above it!) and this property has a westerly rear aspect over the river and through trees to the fields and the Cheshire Plain beyond. There is a small supermarket close by, plus other shops, schools and bus stops with services into Macclesfield and Stockport all within walking distance.

There is a designated off-road car parking area. Shared gardens to the front and rear are maintained under service contract, making the property one that is easy to look after and manage.

The accommodation has gas fired central heating, uPVC double glazing and comprises in more detail:-

### GROUND FLOOR

ENTRANCE VESTIBULE Private entrance door and staircase to:-

### FIRST FLOOR

HALLWAY	Deep built in store cupboard. Central heating radiator.
LIVING ROOM	15'5" x 11'0" (4.66m x 3.37m) Central heating radiator.
KITCHEN	10'2" x 7'2" (3.10m x 2.18m) Modern units to floor and wall incorporating stainless steel sink, stainless steel gas hob with extractor hood and electric oven. Breakfast bar. Washing machine plumbing. Gas fired combi central heating boiler. Central heating radiator.
BEDROOM NO.1	13'0" x 11'0" (3.96m x 3.35m) Fitted wardrobes and dressing table. Central heating radiator.
BEDROOM NO.2	11'0" x 6'11" (3.35m x 2.11m) plus deep alcove. Central heating radiator.
BATHROOM/WC	With white suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Central heating radiator.

**OUTSIDE:** Shared lawned gardens to front and rear, off road car parking space.

**SERVICES:** All mains services are connected and a telephone is available.

**TENURE:** We understand that the property is leasehold for the residue of a term of 999 years with a ground rent of £25 per annum.

There is a service charge, presently £30 per month which covers grounds maintenance, external decorating, insurance etc. The extent of this should be confirmed with your solicitor.

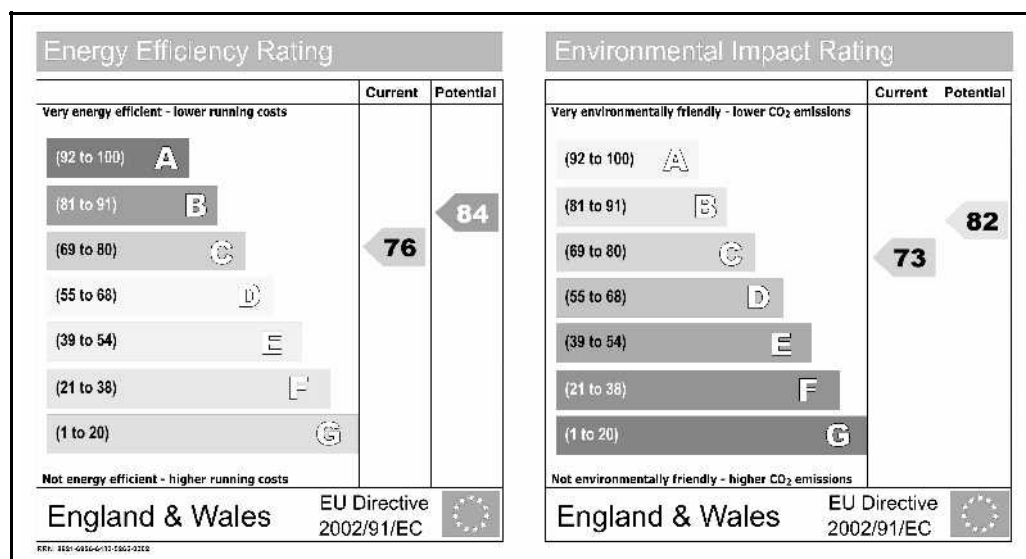
**COUNCIL TAX BAND:** 'B'

**PRICE:** £117,950

**VIEWING:** By appointment with the AGENTS Michael Hart & Company.

**DIRECTIONS:** From our Bollington office travel along Wellington Road towards Pott Shrigley. Turn first left into Albert Road and first right into Riverbank Close. The property will be found on the left.

**ENERGY RATINGS:**



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**SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or 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).

