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BOLLINGTON

CHESHIRE

TO BE LET FULLY FURNISHED

HAVING SPACIOUS ACCOMMODATION APPOINTED WITH HIGH QUALITY FITTINGS, A GROUND FLOOR APARTMENT WITHIN A PRESTIGIOUS DEVELOPMENT SET WITHIN WOODED GROUNDS.



1, THE STABLES, CARTERBENCH,
CLARENCE ROAD, BOLLINGTON, SK10 5HB

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

1, THE STABLES, CARTERBENCH,
CLARENCE ROAD, BOLLINGTON, SK10 5HB

This apartment is one of four within a smart stone building built in 2004. It stands within the landscaped wooded grounds of Carterbench House, having a grand entrance and driveway through the rhododendrons. The design and appointment of the apartment are particularly generous in size and quality, creating a prestigious home equipped to a high standard. The property is available fully furnished.

The Macclesfield canal is close by, and there is ease of access to the beautiful countryside that surrounds Bollington. Together with this is the convenience of the amenities available in the village. These include shops for everyday needs, a library, leisure centre and a selection of pubs and restaurants. Macclesfield is approximately 3 miles away where there are a comprehensive range of shops and a mainline rail station. Manchester Airport and access to the Northwest motorway network are within a radius of 11 miles.

There is double glazing and gas fired central heating to the accommodation, which in more detail comprises:-

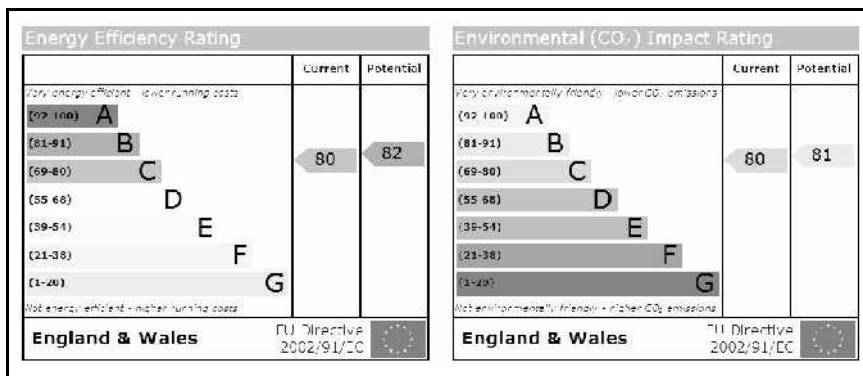
| | |
|--------------------------|---|
| ENTRANCE HALL | Airing cupboard with gas fired central heating system. Intercom to front door. Central heating radiator. |
| LIVING ROOM | 18'7" x 11'3" (5.66m x 3.42m) Double french doors. Central heating radiator. |
| KITCHEN | 6'9" x 11'2" (2.07m x 3.40m) Modern units to floor and wall incorporating 1½ bowl stainless steel sink with single drainer, 5 ring gas hob with extractor hood and electric oven. Integral washing machine, dishwasher, fridge and freezer. Microwave oven. |
| BEDROOM NO.1 | 11'4" x 8'7" (3.45m x 2.62m) Fitted wardrobes and units. Central heating radiator. |
| EN SUITE SHOWER ROOM | Large cubicle with thermostatic shower, pedestal washbasin and low level WC. Tiled floor. Central heating radiator. |
| BEDROOM NO.2 | 8'7" x 11'10" (2.63m x 3.61m) Fitted wardrobe. Central heating radiator. |
| BATHROOM/WC | Panelled bath, pedestal washbasin and low level WC. Tiled floor. Central heating radiator. |
| <u>SERVICES:</u> | All mains services are connected. |
| <u>COUNCIL TAX BAND:</u> | 'E' |
| <u>AVAILABILITY:</u> | Subject to the usual references, the property is available for a minimum term of 6 months. |

RENT: £695 per calendar month.

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. Continue onto Palmerston Street. After passing under the aqueduct turn immediately left at the traffic lights onto Clarence Road. The entrance to Carterbench will be found part way up the hill on the right hand side.

ENERGY RATINGS:



Visit our website at www.michael-hart.co.uk

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).

