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**HART**  
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BOLLINGTON

CHESHIRE

TO BE LET FULLY FURNISHED

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



2 CARTER BENCH HOUSE , BOLLINGTON , MACCLESFIELD, SK10 5JZ

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 2 CARTER BENCH HOUSE , BOLLINGTON, MACCLESFIELD, SK10 5JZ

This apartment has distinctive style and elegance within a Victorian Mansion. It stands in an excellent position within secluded private grounds, having a grand entrance and driveway through the rhododendrons. The design and appointment of the apartment are particularly generous in size and of quality, creating a prestigious home equipped to a high standard. The property is available fully furnished.

There are two parking spaces available with the apartment set within the grounds.

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.

There is electric off peak heating to the accommodation, which in more detail comprises:-

ENTRANCE HALL	Video intercom to front door.
LIVING AREA	14'9" x 19'6" (4.50m x 5.94m) Electric storage heater.
KITCHEN	7'3" x 10" (2.21m x 3.05m) Beech units to floor and wall incorporating stainless steel sink, 4 ring electric hob with stainless steel extractor hood and electric oven. Integral washing machine, dishwasher, fridge and freezer. Microwave oven. Breakfast bar.
BEDROOM NO.1	16'5" x 11'9" (5.00m x 3.58m) Electric storage heater.
EN SUITE SHOWER ROOM	Large cubicle with thermostatic shower, pedestal washbasin and low level WC. Tiled floor.
BEDROOM NO.2	15'10" x 11'2" (4.83m x 3.40m) Electric storage heater. Concealed hot water cylinder.
BATHROOM/WC	Panelled bath, pedestal washbasin and low level WC. Tiled floor.
<u>SERVICES:</u>	Mains electricity, water and drainage are connected.
<u>COUNCIL TAX BAND:</u>	E

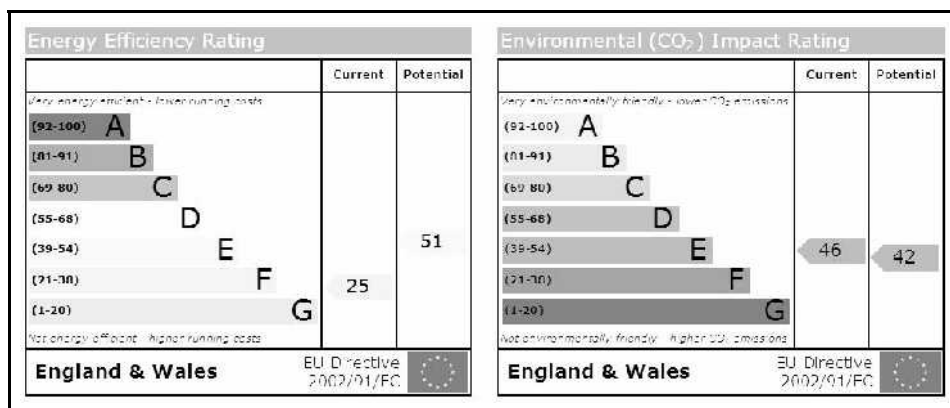
**AVAILABILITY:** Subject to the usual references, the property is available for a minimum term of 6 months.

**RENT:** £900 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 Carter Bench will be found part way up the hill on the right hand side.

**ENERGY RATINGS:**



**Visit our website at [www.michael-hart.co.uk](http://www.michael-hart.co.uk)**

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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).

