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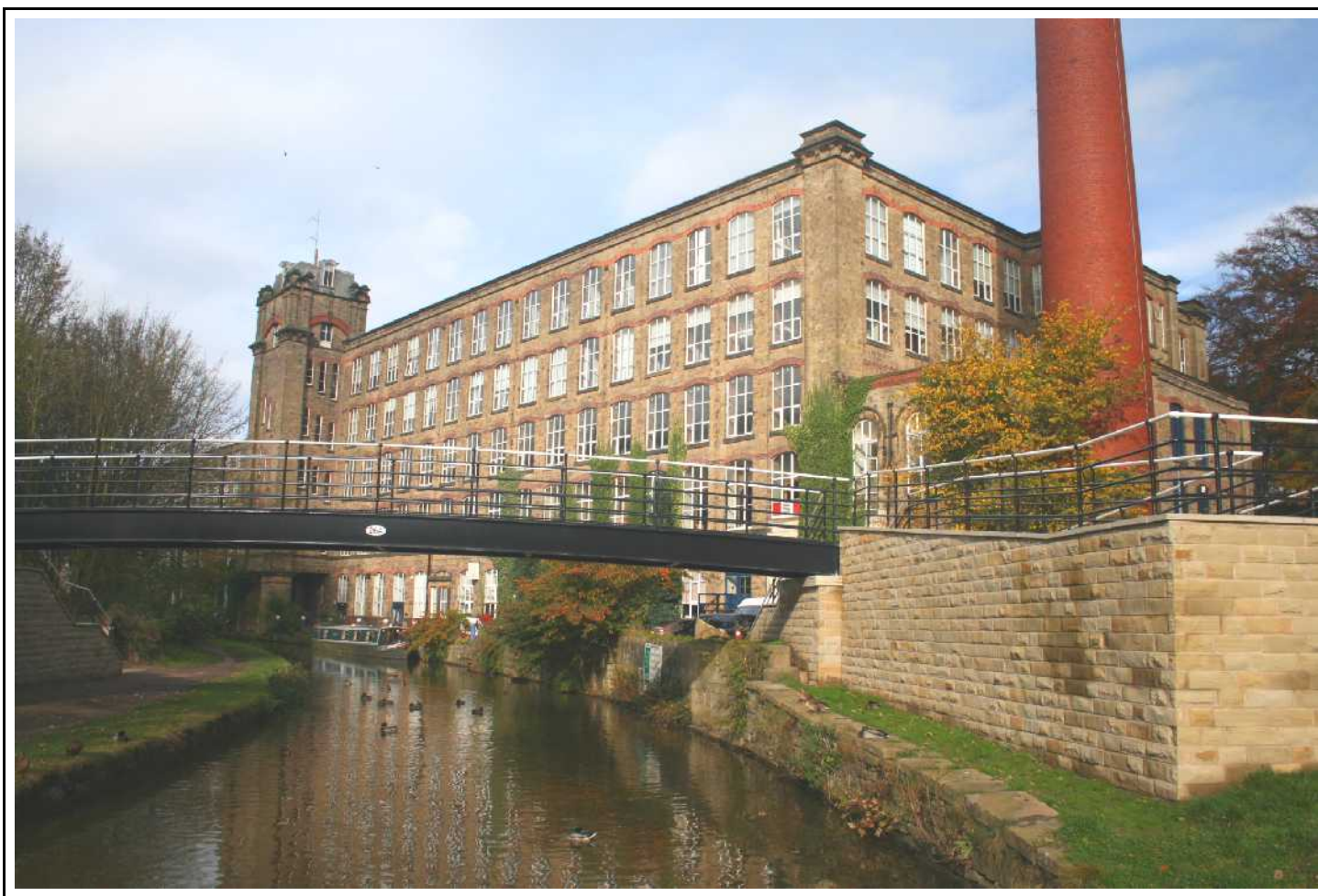
www.michael-hart.co.uk

BOLLINGTON

CHESHIRE

TO BE LET FURNISHED

A LUXURIOUS AND STYLISH TWO BEDROOMED APARTMENT COMPLETED TO A GOOD SPECIFICATION WITHIN A HANDSOME MILL ADJACENT TO THE MACCLESFIELD CANAL, HAVING SUPERB VIEWS ACROSS THE CHESHIRE PLAIN



76 CLARENCE MILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5GR

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

76 CLARENCE MILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5GR

This former textile mill is a splendid structure standing by the side of the Macclesfield Canal and houses recently completed luxury apartments. Converted to a high specification and displaying many of the original architectural features expected with this type of dwelling, the apartments stylishly combine the building's history with modern fittings to create superb homes for contemporary living.

The apartment is situated in a prime position having superb views across the Cheshire Plain from the living room. The presentation is particularly appealing being bright, spacious and having quality fittings throughout, providing for comfortable and contemporary living. There are three lifts servicing the apartments and ample car parking within the grounds of the Mill.

The mill is located conveniently for accessing many of the amenities available in Bollington including shops for everyday needs, a library, recreation facilities and a selection of pubs and restaurants. The beautiful countryside within which Bollington sits is easily accessible for walking and other leisure pursuits. Manchester Airport and the North West motorway network are approximately 11 miles away.

There is electric central heating to the accommodation and in more detail this comprises:-

ENTRANCE HALL	Cupboard. Wood laminate flooring. Electric heater.
LIVING ROOM	24'5" x 12'10" reducing to 10'3" (7.45m x 3.91m reducing to 3.12m) Wood laminate flooring. Electric heater.
KITCHEN AREA	Fitted with modern units to floor and wall incorporating 1½ bowl stainless steel sink, electric oven and hob with extractor hood. Integral dishwasher and washing machine. Fridge/freezer. Breakfast bar area. Wood laminate flooring.
BEDROOM NO.1	10'8" x 8'11" (3.24m x 2.71m) Fitted wardrobes. Electric heater.
EN SUITE SHOWER ROOM	Cubicle with electric shower, pedestal washbasin and low level WC. Tiled floor.
BEDROOM NO.2	10'8" x 8'1" (3.26m x 2.46m) Fitted wardrobes with concealed fold down bed and desk. Electric heater.
BATHROOM/WC	Modern white suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Tiled floor. Electric heater.

SERVICES: Mains electricity, water and drainage are connected. Satellite television is available.

COUNCIL TAX BANDING: 'C'

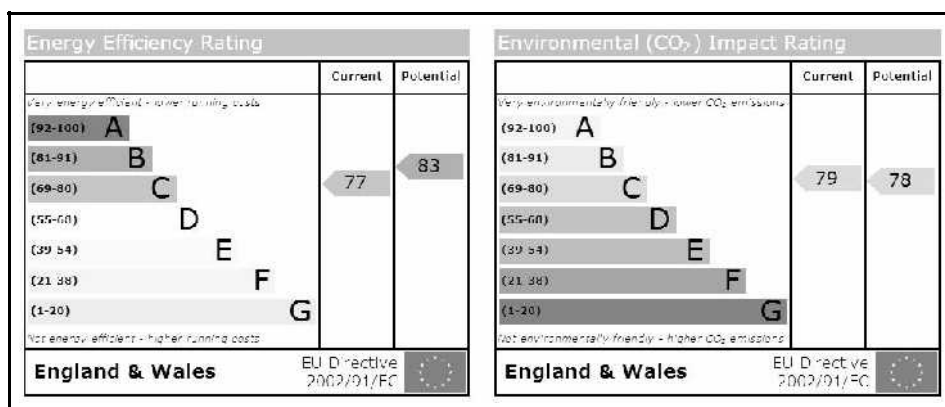
AVAILABILITY: Subject to the usual references the property is available for a minimum term of six months or longer by arrangement.

RENT: £675.00 per calendar month

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under two bridges turn left at the traffic lights climbing up Clarence Road. Clarence Mill will be found at the top of the hill on the left hand side.

ENERGY RATINGS:



Visit our website at 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).

