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**HART**  
& COMPANY

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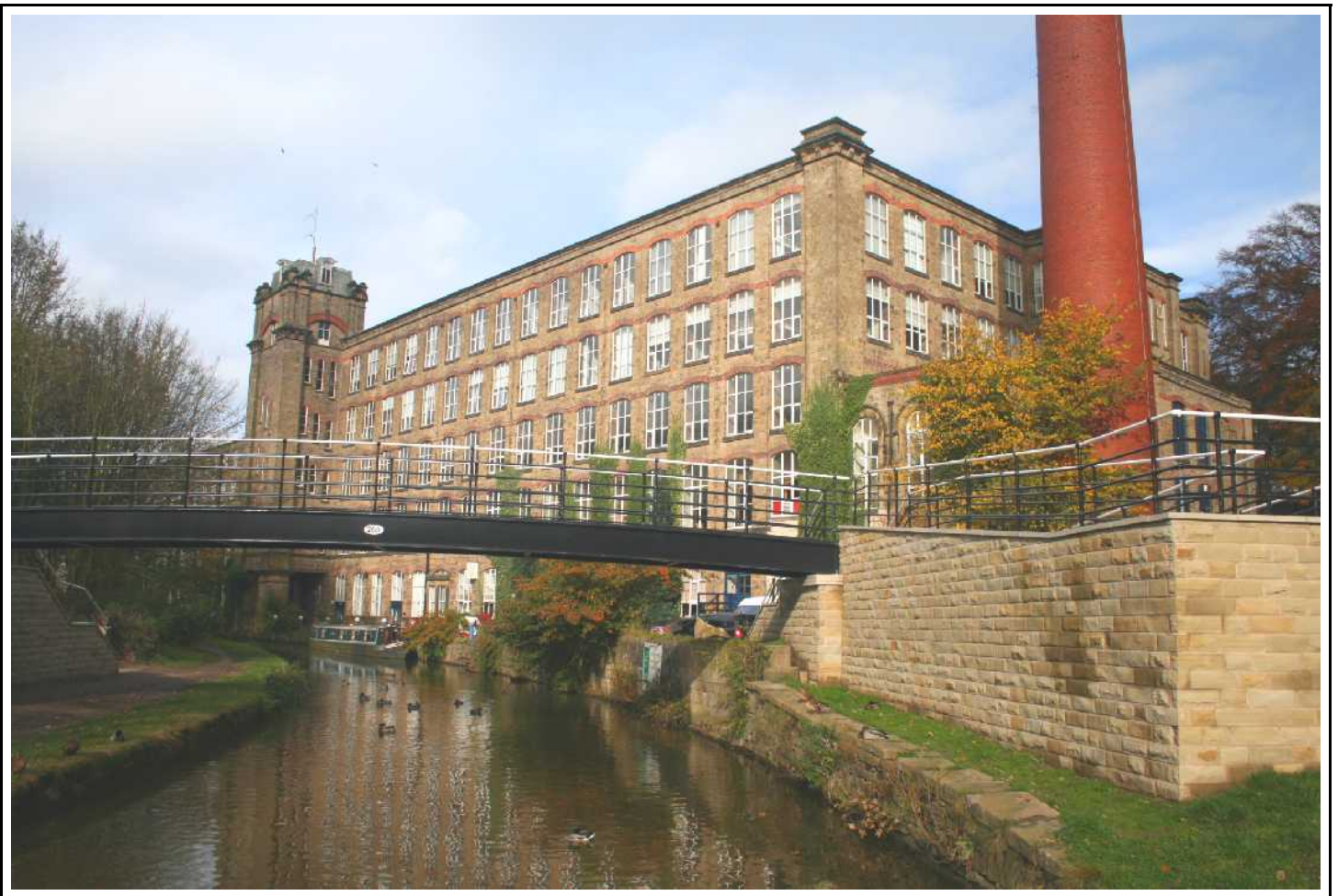
[www.michael-hart.co.uk](http://www.michael-hart.co.uk)

BOLLINGTON

TO BE LET FURNISHED

CESHIRE

A LUXURIOUS AND STYLISH ONE BEDROOMED APARTMENT FURNISHED  
AND PRESENTED TO A GOOD STANDARD WITHIN A HANDSOME MILL  
ADJACENT TO THE MACCLESFIELD CANAL.



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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 83 CLARENCE MILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5GR

This former textile mill is a splendid structure standing by the side of the Macclesfield Canal, and the upper floors have been converted to house luxury apartments. Converted to a good specification the apartments stylishly combine the building's history with modern fittings to create superb homes for contemporary living. There are three lifts servicing the apartments, and ample car parking within the grounds of the Mill.

This apartment is smartly presented in an appealing manner and provides comfortable accommodation that can be easily managed. The introduction of oak flooring and contemporary furniture make it a stylish home ready for immediate occupation.

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.

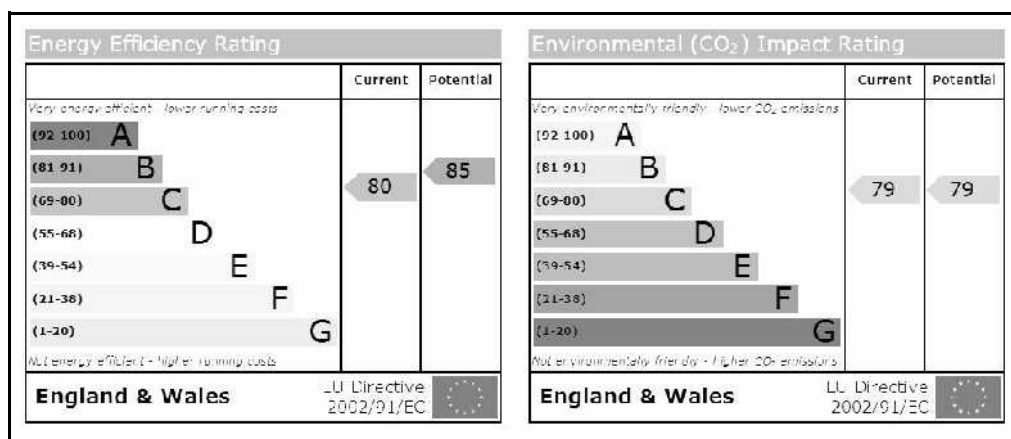
|                             |   |
|-----------------------------|---|
| ENTRANCE HALL               | Video intercom. Deep built-in cloak cupboard. Oak flooring. Electric heater.  |
| LIVING ROOM                 | 23'7" x 8'11" (7.18m x 2.73m) Oak flooring. Sky and Television points. Telephone points. Electric heater. Open to:-   |
| KITCHEN AREA                | Fitted with modern units to floor and wall incorporating 1½ bowl stainless steel sink, electric oven and hob with extractor hood. Washing machine/tumble dryer, fridge/freezer. Oak flooring. |
| BEDROOM                     | 13'6" x 7'11" (4.11m x 2.37m) Oak flooring. Electric heater.  |
| BATHROOM/WC                 | Modern white suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Tiled floor. Electric heater.  |
| <u>SERVICES:</u>            | Mains electricity, water and drainage are connected. Telephone and satellite television are available.  |
| <u>COUNCIL TAX BANDING:</u> | 'B'   |
| <u>AVAILABILITY:</u>        | Subject to the usual references the apartment is available for a minimum term of six months.  |

RENT: £495 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 ascending 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](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).

