



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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BOLLINGTON

CHESHIRE

TO BE LET PART FURNISHED

PRESENTED AND APPOINTED TO A HIGH STANDARD, A FIRST FLOOR APARTMENT IN A CENTRAL LOCATION HAVING THE BENEFIT OF OFF ROAD PARKING.



86a PALMERSTON STREET, BOLLINGTON, MACCLESFIELD, SK10 5PW

This first floor flat is situated within an attractive Victorian building which has been recently converted to a high standard. This has resulted in delightful airy accommodation fitted to a high standard, presented in a clean, bright, contemporary manner.

There are three apartments in the building. This one shares an entrance with the other first floor apartment, each of which have an intercom to the entrance door. There is a private car parking area to the rear of the building with the provision of two off road car parking spaces for the occupiers of this flat.

The location is a convenient one for many of the amenities that Bollington has to offer including shops for everyday needs, the library, recreation parks and a number of pubs and restaurants. There is also the beautiful countryside that surrounds the village.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

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

- SHARED ENTRANCE HALL** Wooden laminate flooring.

- ENTRANCE HALL** Security intercom to front door.

- LIVING ROOM** 14'3" x 11'11" (4.34m x 3.63m) Fireplace with coal effect electric fire. Television aerial point. Telephone point. Central heating radiator.

- KITCHEN** 11'4" x 4'10" (3.46m x 1.46m) Fitted with modern white units to floor and wall incorporating stainless steel sink. Electric cooker. Fridge. Wall mounted gas fired combi boiler. Central heating radiator.

- BEDROOM** 13'2" x 8'5" (4.00m x 2.56m) Built in wardrobes. Telephone point. Central heating radiator.

- SHOWER ROOM/WC** Modern white suite comprising large shower cubicle with thermostatic shower, pedestal washbasin and low level WC. Extractor fan. Central heating radiator.

- SERVICES:** All main services are connected.

- COUNCIL TAX:** Band 'A'

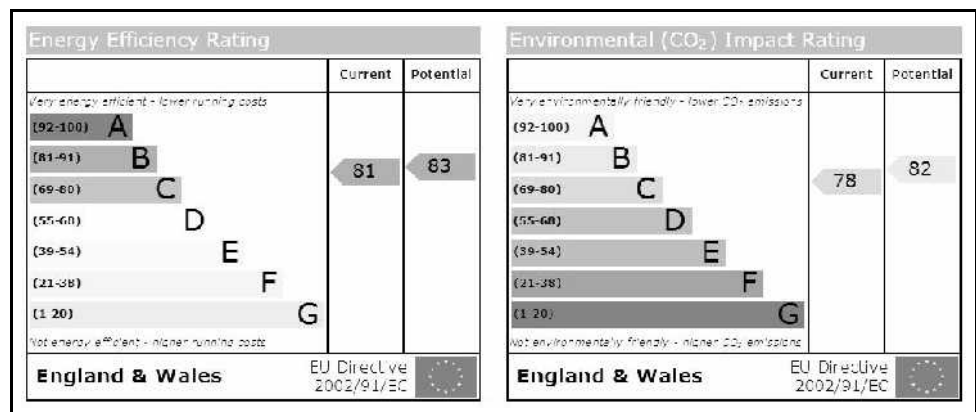
- AVAILABILITY:** Subject to usual references the property is available for a minimum of six months or longer by arrangement.

- RENT:** £425 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 the aqueduct continue through the traffic lights along Palmerston Street. The property will be found after approximately 200m on the right hand side. The entrance to the apartment is at the rear.

ENERGY RATINGS:



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

PS AFAHBA

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).