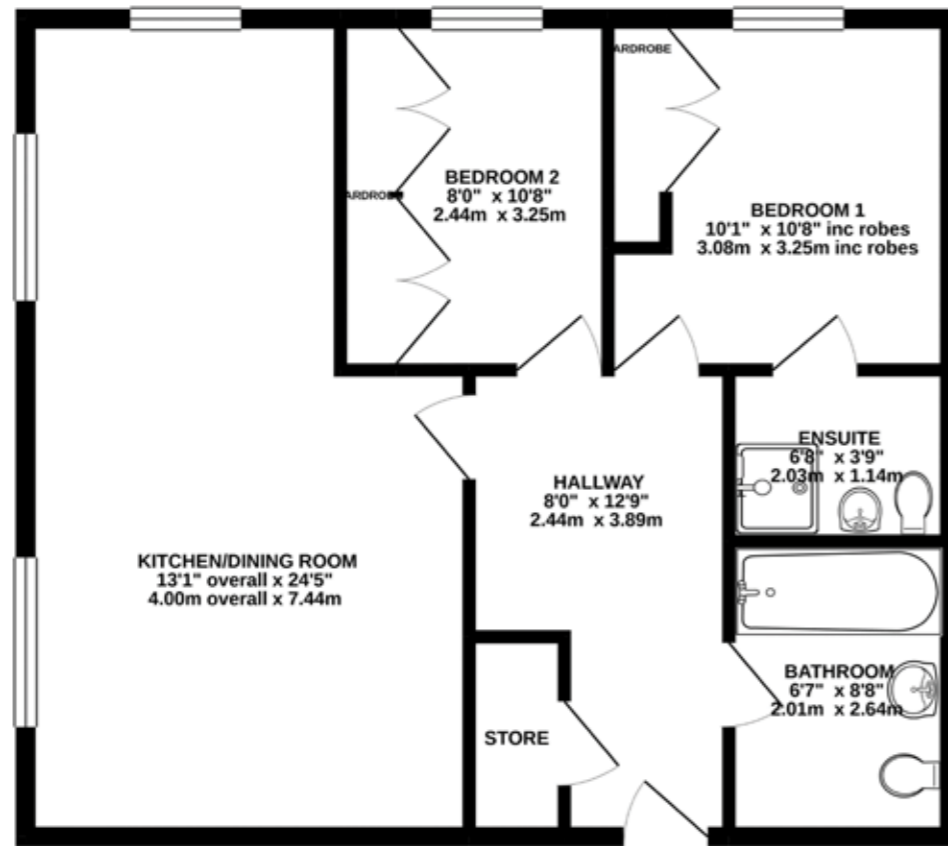
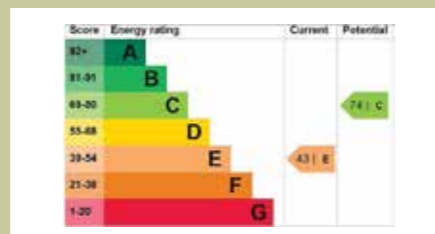


76 CLARENCE MILL
 Clarence Road, Bollington
£189,950

GROUND FLOOR
 663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metragen 6/2022



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Macclesfield
 80-82, Waters Green, MACCLESFIELD SK11 6LH
 01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



Situated in the heart of Bollington Village in the popular Clarence Mill development, a stylish **FIRST FLOOR APARTMENT** with **TWO BEDROOMS, TWO BATHROOMS**, lovely open plan living and stunning views over greenbelt countryside.
TENANT IN SITU
BUY TO LET INVESTORS ONLY
 £725 pcm rental value.

GASCOIGNE HALMAN

- Stylish first floor apartment
- Superb location in converted mill
- Two Bedrooms
- Two Bathrooms, one being en-suite
- Light and airy open plan Living Space

- Stunning views over greenbelt countryside
- Ample parking including multi storey car park to rear
- Lifts to all floors
- BUY TO LET INVESTORS ONLY - TENANT IN SITU (12 months contract)

£189,950

76 CLARENCE MILL

Clarence Road, Bollington



Clarence Mill has long been regarded as one of Bollington's premier developments, enjoying an enviable elevated position alongside Macclesfield Canal. The position is further enhanced by easy access to the towpath via a bridge and there is a café on site to enjoy alfresco dining on sunny days. Furthermore there are lifts to all floors and ample parking facilities. This first floor apartment is situated at the westerly end of the development affording stunning views over greenbelt countryside. The general layout and window configuration allow for a bright and airy feel and the spacious accommodation includes a 24ft open plan lounge area and kitchen fitted with appliances.

The master bedroom features an en-suite shower room and built in wardrobes, whilst the second bedroom has fitted wardrobes and cupboards with a pull-down bed. In addition there is a well appointed main bathroom. A TENANT IS CURRENTLY IN SITU on a 12 months contract at £725 per calendar month rent, so the property is only available to Buy to Let Investors.

LOCATION

Bollington is a much sought after picturesque village offering a host of local amenities, with the centres of Prestbury, Poynton and Macclesfield just a short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway

network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Leaving Macclesfield along the Silk Road, at the roundabout signposted Bollington turn right onto Bollington Road. Continue along Bollington Road into Henshall Road, which runs into Wellington Road becoming Palmerston Street and at the traffic lights with the canal aqueduct take the next turning immediately left into Clarence Road. Continue up Clarence Road, where the mill will be found on the left hand side. Parking is to the rear, with the front door to the communal entrance facing the car park.
POSTCODE : SK10 5GR

TENURE

We are informed by our client that the property is long leasehold and subject to a ground rent of £200 per annum and a service charge of approx. £550 collected twice yearly (to be confirmed). Prospective purchasers are advised to check these points with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN