



Clarence Mill
Clarence Road
Bollington
Macclesfield
Cheshire
SK10 5GR

Offers in Excess of £204,000

bettermove

Clarence Road Macclesfield

Bettermove are proud to present this 2 bedroom flat in Bollington available with no forward chain. This flat is located in an exclusive Grade II Listed mill conversion.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available via a private multi storey car park to the rear of the building. The council tax band is C.

This is a leasehold property with 976 years remaining on the lease; the ground rent is £200 per annum and the service charge is £1195.22 per annum which can be paid monthly at £99.60.

The interior of this property comprises a spacious and open plan living room with fitted kitchen. There are two double bedrooms and the family bathroom and an ensuite bathroom located on the first floor of the building.

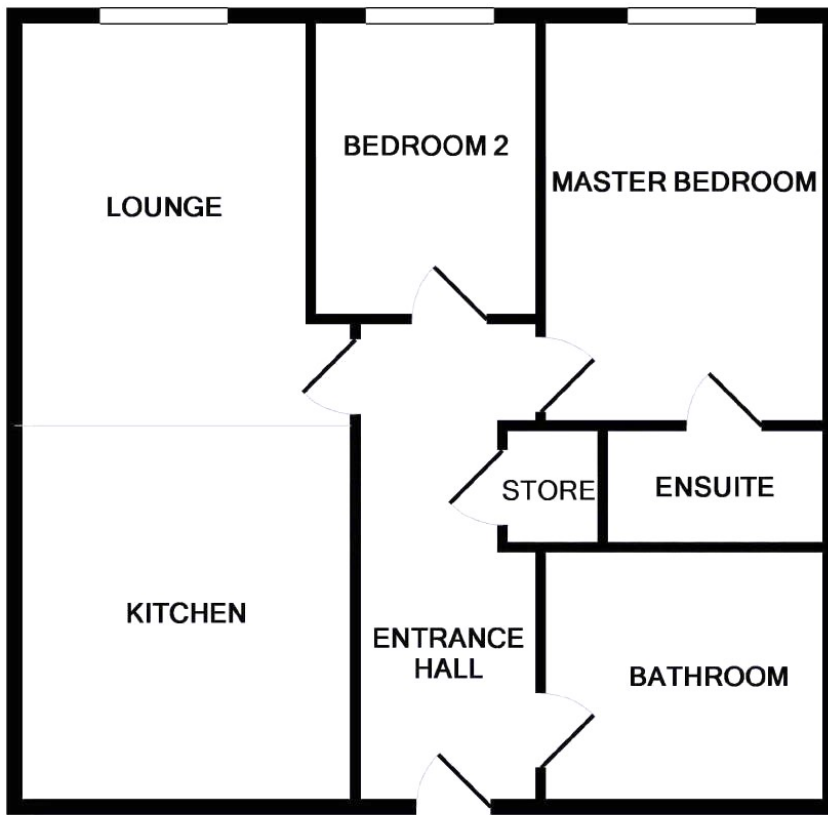
Located in the popular town of Bollington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A523 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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