



Penthouse apartment with lift - ready for upgrading

10 Bollin Court, Macclesfield Road, Wilmslow SK9 2AP

Leasehold Residue of 999 years

savills

Two double bedrooms • Bathroom • Cloakroom with w. c. • Spacious lounge with dining area • Breakfast kitchen with Neff appliances • Electric ceiling heating system • Garage • Visitor parking & communal gardens

Local information

Bollin Court is an impressive apartment development close to the town and railway station. Built in 1969 the property is typically set within generous grounds, nearly acre, with garaging and visitor parking areas at the head of a sweeping driveway.

The town of Wilmslow is renowned for its great shopping and communications, being on the main Manchester to London west coast line and within easy reach of Manchester Airport. The town's leisure centre is within reasonable walking distance and includes a gym and swimming pool. The property is within reach of the picturesque Bollin valley and the area has numerous golf courses, leisure facilities and is a short drive from the Peak District National Park.

There are numerous restaurants and bistros within the town, Waitrose and Sainsburys are both represented along with many specialist shops and services.

About this property

This attractive penthouse apartment is accessed via lift or staircase and whilst having been well looked after by our clients is now ready for a general update. The private accommodation includes a central dining hall with two cloaks cupboards and doors leading to the rooms off. The oak door breakfast kitchen has a full range of integrated Neff appliances and a fitted breakfast table, the bathroom has a spa bath and there is a separate washroom with a w.c. and wash

hand basin, conveniently doubling up as a guest cloakroom.

The lounge is a lovely size, with two large windows overlooking the grounds to the front and an Adam style fireplace with a marble inner and hearth. There is ample space for a dining table if needed.

The master bedroom is especially generous and includes a range of fitted wardrobes while the second bedroom is also fitted with wardrobes and bedroom furniture.

Heating is by electric ceiling panels with individual room thermostats and the windows, which have a sunny south facing aspect over the grounds to the front, are double glazed uPVC.

There is a privately owned garage included in the sale and visitor parking area within the generous landscaped grounds of about 0.75 acre.

Tenure

Leasehold Residue of 999 years

Local Authority

Cheshire East

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 112 sq m / 1205 sq ft

Outbuildings 15.1 sq m / 163 sq ft

Total 127.1 sq m / 1368 sq ft Including Limited Use Area (2.3 sq m / 25 sq ft)

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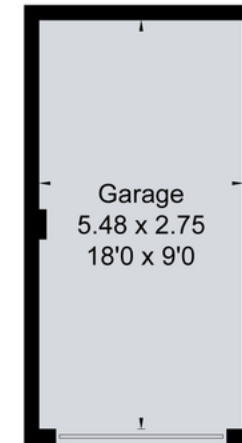
Including Limited Use Area (2.3 sq m / 25 sq ft)

For identification only. Not to scale.

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Third Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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