



Bollington Mill, Little Bollington, WA14

Asking Price Of £1,750 pcm



Property Features

- Three Double Bedroom Apartment
- Single Garage
- Off-Road Parking
- Stunning Views
- En Suite to Master Bedroom
- Gym Within the Development
- Double Glazed Windows Throughout
- Open Plan Kitchen-Diner
- Ten Minutes Drive into Altrincham or Hale
- Beautiful Walks from the Door



Full Description

Three double bedroom apartment located in a converted mill with stunning views across farm land and the Bollin River. One can walk into the Dunham Massey National Trust Park from the door of this development, ideal for those who enjoy the peace and quiet of the country, while being just a ten minute drive into Altrincham or Hale town centre. The property benefits from off-road parking; a garage; an ensuite to the master bedroom; a gym within the development; open-plan kitchen-diner and is available immediately.



KITCHEN/DINER

19' 8" x 13' 7" (6.00m x 4.16m)

The kitchen-diner is an open plan space which offers two double glazed windows with fitted blinds to the side aspect; recessed spot lighting and a pendant light fitting; travertine tiled floor; two vertical wall mounted radiators; and a television point. The kitchen area is fitted with a range of solid wood base and eye level storage units; with an integrated double oven and dishwasher; a built in pantry; a recessed electric hob; a recessed sink and a freestanding American style fridge-freezer.

From the kitchen a door leads into the entrance hall and a large bi-folding door with glazed panels separates the space from the lounge.

LOUNGE

18' 7" x 15' 7" (5.67m x 4.76m)

The lounge is accessed from the kitchen-diner via an opening which can be closed using a set of bi-folding wooden doors with glazed panels. The lounge offers double glazed windows to the side and rear aspect; wood effect laminate flooring; two period cast iron style radiators; four wall mounted light fittings and a television point.

UTILITY ROOM

6' 10" x 4' 1" (2.10m x 1.25m)

The utility room offers plumbing for a washer and dryer, the landlord will supply a washing machine before the property is occupied. This room also offers recessed spot lighting; travertine tiled flooring; thermostatic heating control panel; immersion heater tank enclosed in wall mounted cupboard and additional eye level storage units.



MASTER BEDROOM

15' 7" x 12' 11" (4.75m x 3.94m)

The master bedroom offers a double glazed window with fitted wooden shutters to the rear aspect. This room comprises laminate wood effect flooring; a single panel radiator; a television point and a pendant light fitting and two wall mounted reading lights.



EN SUITE SHOWER ROOM

9' 7" x 6' 7" (2.94m x 2.03m)

The ensuite shower room is fitted with a panelled bath, low-level WC, a floor standing bidet, shower cubicle and pedestal hand wash basin. benefits from recessed spot lighting; a single panel radiator; an extractor fan; laminate wood effect flooring; a shaving point; wall mounted back lit mirror and floor to ceiling tiled walls.



BEDROOM TWO

11' 10" x 9' 8" (3.61m x 2.97m)

The second double bedroom offers a double glazed window with fitted wooden shutters to the front aspect. This room offers a pendant light fitting; a single panel radiator; a television point and laminate wood effect flooring. This room comes with a double bed frame and fitted wardrobes.



BEDROOM THREE

10' 9" x 8' 0" (3.29m x 2.44m)

The third bedroom will also comfortably accommodate a double bed as a guest bedroom, but would also be ideal as a child's bedroom or home office. This room offers a double glazed window with fitted wooden shutters to the front aspect; laminate wood effect flooring; a pendant light fitting; a double panel radiator and a telephone point.



BATHROOM

9' 8" x 5' 6" (2.97m x 1.70m)

The main bathroom is fitted with a modern white three piece suite, comprising a panelled bath with glazed screen and chrome thermostatic shower system over; a low-level WC and wall mounted sink within vanity unit, offering storage units under. The bathroom also benefits from part tiled walls; recessed spot lighting; a single panel radiator; an extractor fan; a wall mounted mirror and wood effect laminate flooring.



EXTERNAL

The property is approached via a private road, with stunning views across fields and woodland as one approaches the property. There is an external carpark for residents and a set of wooden gates which are opened using a combination lock. Within the gated courtyard one will find a covered parking space and garage allocated to this apartment. To access the apartment, one ascends a paved walkway leading over the parking area leading to the main entrance.



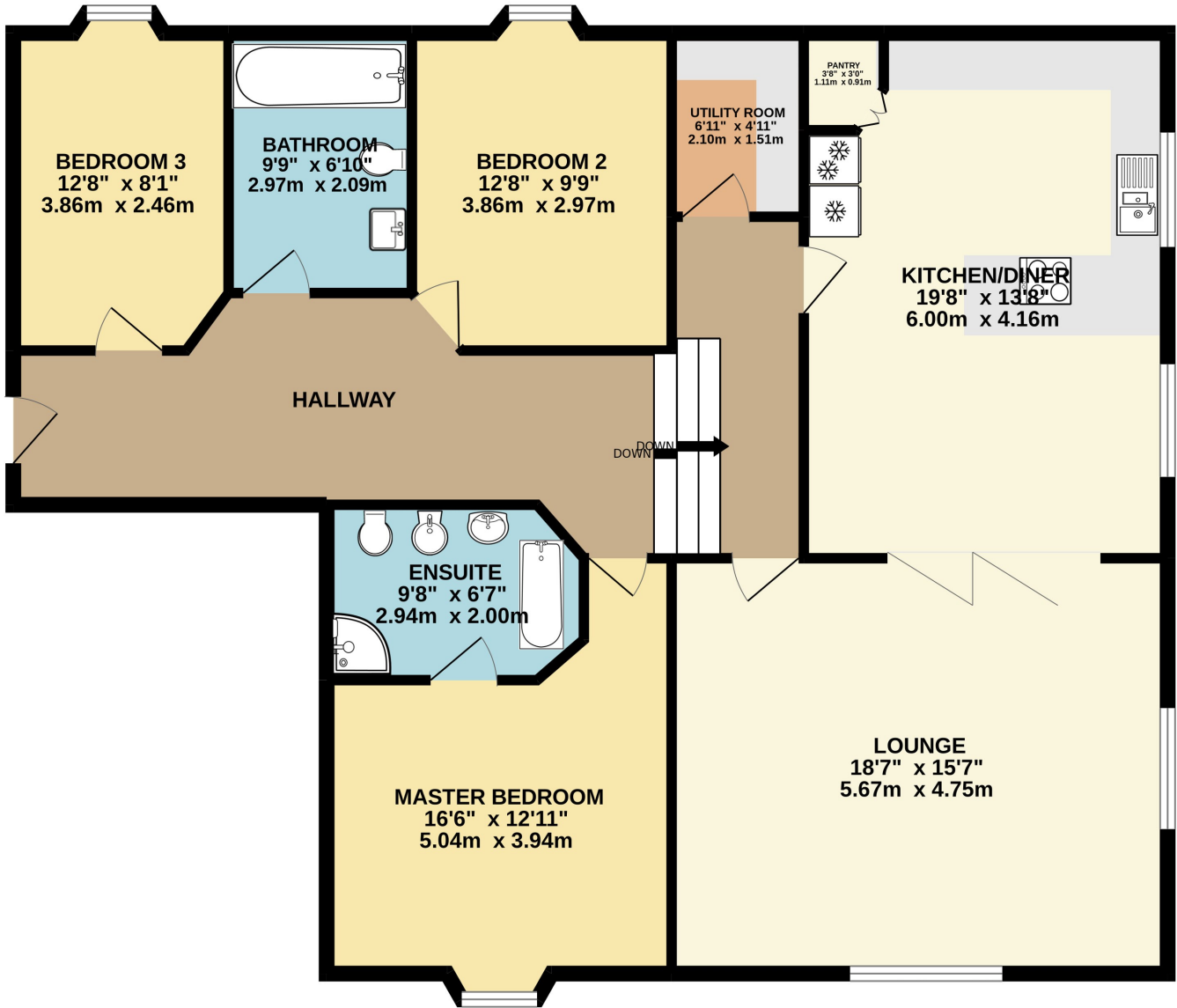
Within the development one will find a resident's gym and communal gardens. The property enjoys beautiful views and allows for access via a footpath to Dunham Massey and the Bollin River.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1328 sq.ft. (123.4 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.4 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.
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COMMON QUESTIONS

- 1. Is there step free access to this apartment?** Unfortunately, the property is reached only via a set of stone external stairs, a flight of stairs in the communal entrance and there are two steps within the apartment. There is lift access to the apartment from the communal entrance.
- 2. How much is the deposit for this property?** The deposit will be equivalent to 5 weeks of rent, which at £1750 pcm, would equate to £2019.23, this will be held securely in the agent or landlords deposit protection scheme.
- 3. What council tax band is this property in?** This property is located in Trafford Council and is council tax band F, which is currently £2846.82 per annum.
- 4. How much do I need to earn to rent this apartment?** The successful tenant will undergo reference checks to ensure they meet the criteria to enter into a tenancy agreement to rent this property. We will be looking for minimum earnings of £52,500 pa for one working applicant. If two applicants are sharing the rent equally, we will accept earnings of £26,250 each.
- 5. Who will be managing this property?** The landlords will be managing the rental of this property. Jameson and Partners Ltd provide a service which includes advertising and conducting references checks. After the move in appointment is completed, the successful tenant will be in contact with the landlord, who will arrange any inspections and maintenance.