

BOLLIN HEIGHTS

WILMSLOW

... A luxury, gated apartment building in the heart of Wilmslow with carefully selected communal facilities to enhance the lives of its residents.



HC
DEVELOPMENTS

THE CONCEPT

Bollin Heights offers luxury secure gated accommodation with carefully selected facilities to liberate residents' lifestyles. It is located within a few minutes' walk of all Wilmslow town centre has to offer, with its many bars, restaurants and designer shops.

Each apartment will be designed to create the optimum amount of space and fitted with high quality fixtures and fittings.

The complex will comprise eighteen one bed apartments and six two bed apartments and, additionally, residents will benefit from

- 1 x car parking space per apartment
(1 x further space can be purchased subject to availability)
- BBQ and garden area
- Bike storage facilities
- 750 sq. ft fitness studio including ext. shower and WC
- 650 sq. ft residents business lounge / meeting area
- Storage for grocery deliveries including a cool store
- Amazon lockers
- On site property manager
- Running track around perimeter

It is fully intended that the apartments will include all these facilities but they may vary.
Please confirm with sales agent.



THE LOCATION

Situated at the foot of a private road, behind electric security gates, Bollin Heights is just a few minutes' walk from the centre of Wilmslow.

Part of Cheshire's Golden Triangle, Wilmslow, is among the most affluent areas of England. However, beneath the glitz and glamour, remains a town with a uniquely English charm. It is this, as much as the coveted postcode, that makes Wilmslow such a desirable place to live.

With its juxtaposition of beautiful English countryside with the vibrant metropolitan buzz of nearby Manchester, Wilmslow has always been a property hotspot. Just three miles from Manchester Airport, ten miles south of Manchester centre, Wilmslow is highly desirable for commuters and those who travel abroad or to London regularly.





Home to roughly 30,000 residents, including a generous scattering of celebs and footballers, the local area provides excellent local schools both private and state and a broad range of sporting and social activities for children and adults.

Ideally situated for access to the M6 and M56 motorway network, Wilmslow also provides via train quick access to Manchester (in as little as 15 minutes), and to London in under two hours.



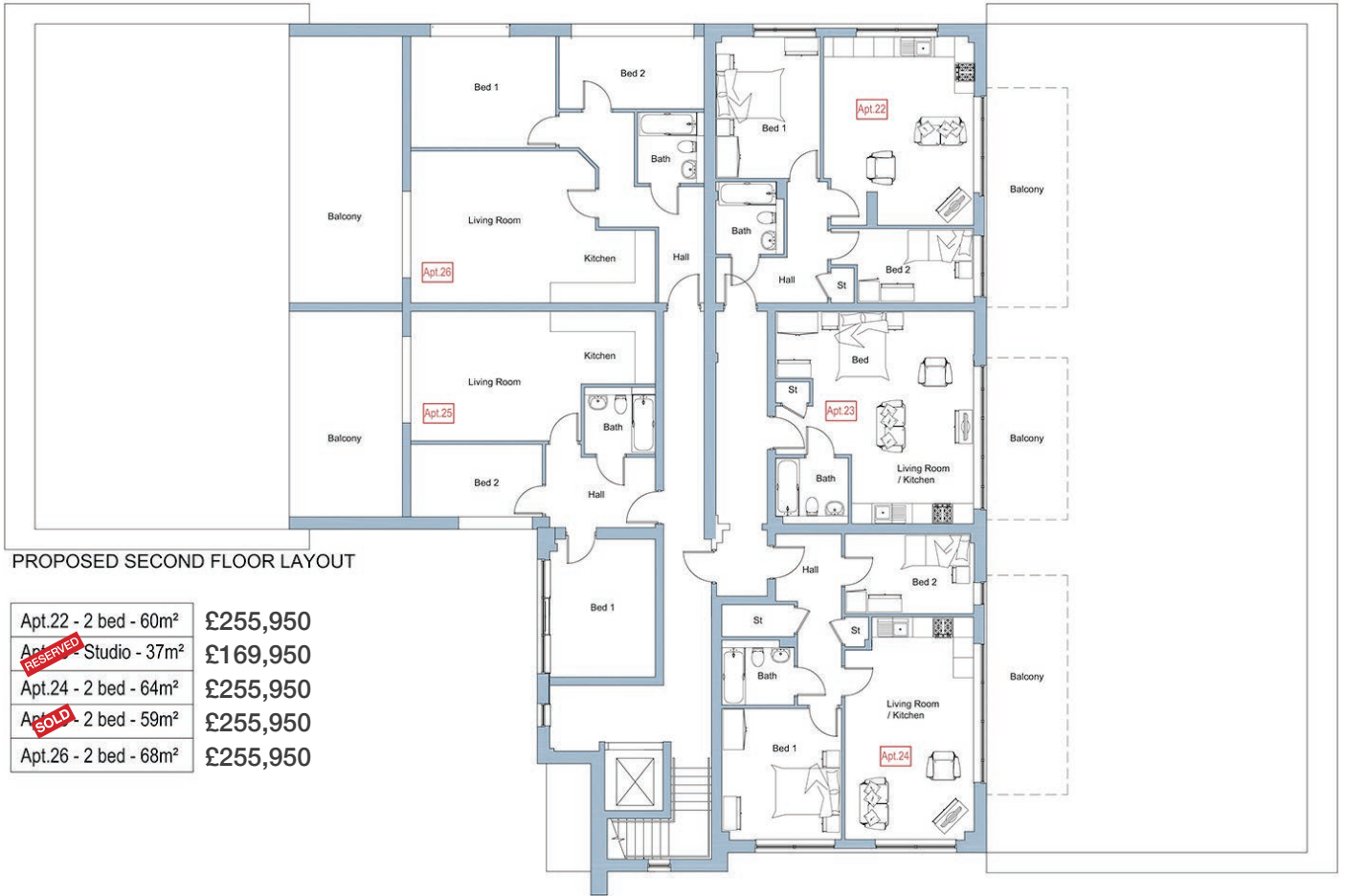
THE ACCOMMODATION





PROPOSED FIRST FLOOR LAYOUT

Apt.11 - 1 bed - 41m ²	£179,950
Apt.12 - 1 bed - 45m ²	£179,950
Apt.13 - 2 bed - 53m ²	£239,950
Apt.14 - 1 bed - 45m ²	£179,950
Apt.15 - 2 bed - 56m ²	£239,950
Apt.16 - Studio - 43m ²	£169,950
Apt.17 - 1 Bed - 55m ²	£179,950
Apt.18 - 1 Bed - 53m ²	£179,950
Apt.19 - 1 Bed - 48m ²	£179,950
Apt.20 - 1 Bed - 42m ²	£179,950
Apt.21 - Studio - 39m ²	£169,950



PROPOSED SECOND FLOOR LAYOUT

Apt.22 - 2 bed - 60m ²	£255,950
Apt.23 Studio - 37m ²	£169,950
Apt.24 - 2 bed - 64m ²	£255,950
Apt.25 2 bed - 59m ²	£255,950
Apt.26 - 2 bed - 68m ²	£255,950

SPECIFICATION

A variety of options from our superb range of interior design features and quality fixtures and fittings are available within the budget to suit the clients requirements once an off-plan reservation has been made.

KITCHENS

We have incorporated a superior range of fully fitted bespoke kitchen units, combining the latest in design and layout. Kitchen cupboards, drawer cabinets and work surfaces can be selected in a pleasing range of options.

These come in a variety of colours from light to dark and a variety of finishes to accommodate all tastes. Neff appliances including attractive single oven, quality combination microwave oven, induction hob, acoustic standard extractors and essential fully integrated Neff dishwasher and full height attractive larder fridge, double bowl sink and drainer with designer taps and pull out spray, Silestone worktop with upstand, inset LED lighting under wall units, large porcelain floor tiles and matching grouts. Tiled or wood flooring.





EN-SUITES/CLOAKROOMS

Villeroy & Boch wash basins with quality chrome fittings, soft-close Villeroy & Boch back to wall mounted W/C, low profile walk-in shower trays with glazed screen to en-suites where available, Villeroy & Boch bath to master en-suite, built-in mirrored storage cabinet with essential internal lighting and shaver point to master en-suite, chrome ladder style heated towel rail to en-suites, full height porcelain design works wall & floor tiles with underfloor heating.

BEDROOMS

Designer range of floor-to-ceiling fitted wardrobes to all bedrooms, attractive cornicing to hallway and feature rooms, select carpets to all areas (unless otherwise specified).

ELECTRICAL AND LIGHTING

Wiring for Sky+ to living room looped to incorporate all bedrooms. Wall mounted media plates to lounge, kitchen/family room and master bedroom, and provision for wall mounted TVs, 100% low energy light fittings throughout, select chrome downlights to bedrooms, bathroom, en-suites, kitchen/family room and hallway.

Contemporary switches and sockets throughout, lazy light switch to all bedrooms, wireless electricity monitor, ceiling speakers to living room, kitchen/family room and master bedroom, five amp lighting circuit to living room and master bedroom, data distribution system to all rooms including ceiling speaker wiring, communal satellite and aerial distribution system.



INTERNAL FINISHES

Co-ordinated painted internal doors with polished chrome lever handles, easy swing matching recessed hinges, design works anti-slip, select porcelain floor tiles with coordinated inset grout to entrance hall, aluminium double glazed windows with matching ironmongery.

MISCELLANEOUS

Electric underfloor heating to wet areas, column radiators to all habitable areas/rooms, provision for future wireless alarm system, CO2 detector, mains-fed smoke detector, deadlock to front door, ten year building warranty. Landscaped, maintained gardens with feature BBQ and seating area.

SUSTAINABILITY

Energy efficient, throughout, 100% low energy light fittings throughout, 'A' rated appliances

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THE ARCHITECTS

Established some 100 years ago in the heart of the North West, the Howard and Seddon Partnership has widely recognised experience in providing architectural services and interior design in the residential, recreational and commercial sectors.



THE DEVELOPER

HC Developments is a land and development company based in Hale, Cheshire specialising in high quality new build projects in the North West. It is part of the multi-award winning House Crowd group of companies.



hc-developments.co.uk
thehousecrowd.com