



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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www.michael-hart.co.uk

TO BE LET PART FURNISHED

A CENTRALLY LOCATED AND EASILY MANAGED FIRST FLOOR
APARTMENT APPOINTED TO A VERY HIGH STANDARD AND WITH THE
BENEFIT OF PRIVATE PARKING.



32B PARK LANE, POYNTON, CHESHIRE, SK12 1RE

£825.00



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32B PARK LANE, POYNTON, CHESHIRE, SK12 1RE

This is an easily managed one bedroom apartment which has been created from part of the first floor of this detached building. High quality fittings and appliances have been installed to complement the bright and tastefully decorated accommodation. The compact Kitchen has been well planned to incorporate integrated appliances including a washing machine, fridge, freezer and dishwasher. The Living Room has a rectangular ceiling illumination feature for both natural and dispersed spot lighting creating a lovely ambience. The double bedroom has a dual aspect and quality ensuite shower room. The property also benefits from a private parking space located to the rear of the building. An interior inspection is recommended to appreciate the high standard of presentation that has been achieved.

The apartment is located in the central area of Poynton where a wide variety of shops, cafes, restaurants and supermarkets including a Waitrose are situated. Poynton Pool offers a delightful area for walking and enjoying the local scenery. There is easy access to the Manchester motorway network and to Manchester Airport. There are regular train and bus services to the larger towns of Macclesfield and Stockport, as well as Manchester.

The accommodation is warmed by a gas fired central heating system, has uPVC double glazing throughout, and comprises in more detail:-

COMMUNAL ENTRANCE HALL Stairs to first floor.

ENTRANCE HALL Oak effect laminate flooring. Inset ceiling spotlights. Central heating radiator.

KITCHEN 8’10” (2.70m) x 5’9” (1.76m) Fitted with a comprehensive range of quality high gloss cream units incorporating stainless steel sink with slate effect work surfaces, integral fridge, freezer and dishwasher, four point gas hob with electric oven and extractor hood. Washing machine. Oak effect laminate flooring. Inset ceiling spotlights. uPVC double glazed window.

LIVING ROOM 14’ 0” (4.26m) x 10’8” (3.25m) Oak effect laminate flooring. Wall mounted white pebble flame effect electric fire place. Inset ceiling spotlights. uPVC double glazed window. Central heating radiator.

BEDROOM 12’11” (3.93m) x 11’6” (3.51m) Oak effect laminate flooring. Inset ceiling spotlights. Two uPVC double glazed windows. Central heating radiator.

ENSUITE SHOWER ROOM White three-piece suite with attractive tiling comprising shower cubicle with thermostatic shower, corner washbasin and low level WC. Mirrored wall cabinet. Ceramic slate effect floor tiles. Tiled walls. Extractor fan. Inset ceiling spotlights. Central heating towel rail.

OUTSIDE: Private parking space.

SERVICES:

Mains services of electricity, gas, water and drainage are laid on and connected.

PRICE:

£825.00 per calendar month

TENANCY INFORMATION:

In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk.

VIEWING:

By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

DIRECTIONS:

From the roundels in the centre of Poynton, travel up Park Lane and the entrance to the property can be found on the right hand side, next to ‘Just Ice’

FLOORPLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points
No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.