



**GASCOIGNE
HALMAN**

25 CEDARWOOD, LEGH CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £145,000 - EPC RATING C

NO CHAINA ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT CONVENIENTLY LOCATED IN THE CENTRE OF POYNTON VILLAGE, close to LOCAL SHOPS and AMENITIES. ENTRANCE HALL with MIRRORED CUPBOARDS, LOUNGE/DINING AREA with BAY WINDOW, MODERN FITTED KITCHEN and SHOWER ROOM with THREE PIECE SUITE, . AMPLE OFF ROAD RESIDENT PARKING and VISITOR PARKING. WELL MAINTAINED COMMUNAL GARDENS to the FRONT, SIDE and REAR OF THE DEVELOPMENT.

This first floor retirement apartment is offered to the market with no onward chain and is situated in a highly convenient location in the centre of Poynton Village, within a short walk to a variety of shops, cafes and supermarkets. The development has a well furnished residents lounge, lift access to all floors, house manager and laundry room with tumble dryers. In brief the apartment comprises of:- Entrance hall with mirrored storage cupboards, The lounge features an attractive flame effect electric fire and bay window, allowing plenty of natural light. The well appointed kitchen is fitted with cream wall and base units. Double

bedroom and modern fitted shower room incorporating a walk in shower, vanity sink unit and wc, complete with chrome fittings.

To the front of the development is ample off road parking for residents and plenty of visitor parking. There are well maintained communal gardens to the front, rear and side of the development.

DIRECTIONS

SK12 1JW

TENURE

LEASEHOLD 125 YEAR LEASE FROM 01/01/1984 84 YEARS REMAIN. GROUND RENT IS £55 PER ANNUM. SERVICE CHARGE IS £250.28 PER MONTH

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND B

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

EPC

EPC RATING C

POYNTON OFFICE

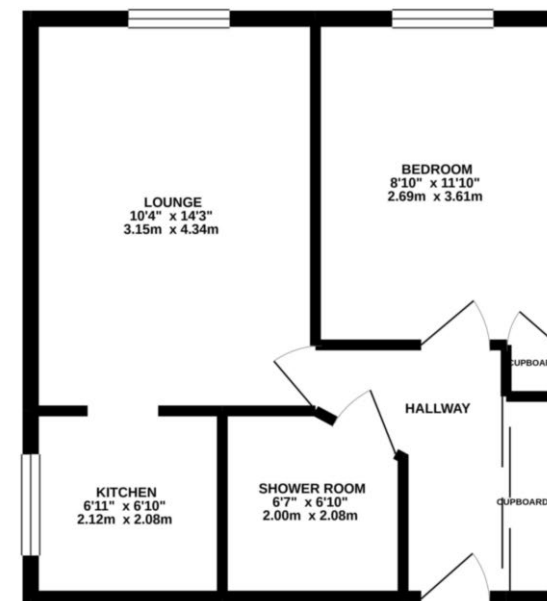
01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton. SK12 1QX

**GASCOIGNE
HALMAN**

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 404 sq ft. (37.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with Metreplan 12/2021

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.