



**GASCOIGNE
HALMAN**

46 HOLLAND COURT, WILLOW CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



46 HOLLAND COURT, WILLOW CLOSE, POYNTON

Asking Price £250,000

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT located in the CENTRE OF POYNTON VILLAGE within a POPULAR MCCARTHY and STONE development which OVERLOOKS THE COMMUNAL GARDENS. PRIVATE ENTRANCE HALL, LOUNGE/DINING ROOM , MODERN FITTED KITCHEN and RECENTLY REFITTED SHOWER ROOM fitted with a THREE PIECE SUITE. WELL MAINTAINED COMMUNAL AREAS. CAR PARKING FACILITIES AND BEAUTIFUL GARDENS.

- ** NO ONWARD CHAIN **

- A TWO DOUBLE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

- 23FT LOUNGE/DINING ROOM WITH VIEWS OVER THE COMMUNAL REAR GARDENS

- REFITTED MODERN SHOWER ROOM

- RESIDENTS LOUNGE, LAUNDRY FACILITIES & LIFT

- CENTRALLY LOCATED WITHIN POYNTON VILLAGE





Centrally located within the Village and conveniently placed for all of Poynton's local amenities this second floor retirement apartment occupies a favorable position within a highly sought after retirement development. With views over the rear communal gardens the accommodation comprises:- Communal entrance hall with communal laundry room, residents lounge and a lift accesses the second floor. The private accommodation features an entrance hall with intercom entry system, the 23ft lounge/dining room has a raised dining area. The kitchen is fitted with a modern range of wall and base units with roll top work surfaces over and the integrated appliances include an electric oven, hob with extractor hood over. There is recess space for a fridge/freezer and dishwasher. The master bedroom is over 19ft in length and boasts fitted floor to ceiling wardrobes, the second bedroom is also a double bedroom and has a useful large storage cupboard. The fully tiled shower room has been refitted with a modern three piece suite which includes a double shower cubicle, concealed cistern wc and vanity unit with wash basin inset. Externally there are well maintained communal gardens and ample residents and visitor parking.

DIRECTIONS

SK12 1PL

TENURE

LEASEHOLD 125 YEAR LEASE FROM 01/03/2003
104 YEARS REMAINING GROUND RENT £425 PER
ANNUM SERVICE CHARGE £3418.92 PER ANNUM

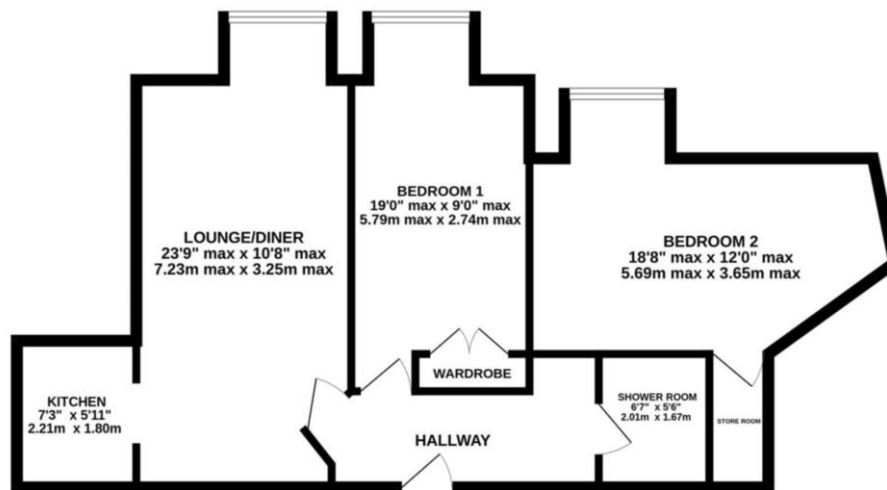
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND D

SERVICES (NOT TESTED)

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

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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