



**GASCOIGNE
HALMAN**

9 COPPICE HOUSE, LONDON ROAD SOUTH,
POYNTON

THE AREAS LEADING ESTATE AGENT



9 COPPICE HOUSE, LONDON ROAD SOUTH, POYNTON

Asking Price £225,000

A SPACIOUS TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT LOCATED IN A MODERN DEVELOPMENT CONVENIENTLY POSITIONED FOR POYNTON VILLAGE. PRIVATE ENTRANCE HALL, LARGE OPEN PLAN LIVING DINING AREA WITH FITTED KITCHEN. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND BATHROOM with THREE PIECE SUITE. DESIGNATED CAR PARKING AND VISITOR PARKING. DELIGHTFUL COMMUNAL GARDENS.

- ** NO CHAIN **

- A SPACIOUS TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- CONVENIENTLY LOCATED FOR POYNTON VILLAGE

- DESIGNATED RESIDENTS AND VISITOR PARKING

- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS





A well maintained and spacious second floor apartment comprising of:- Entrance hallway with useful storage cupboard, open plan living dining kitchen with space for a lounge seating area and formal dining suite. The kitchen is comprehensively fitted with wall and base units and integrated appliances. The master bedroom benefits from an en-suite shower room, there is also a further double bedroom. The main bathroom features a three piece suite including a bath with a shower over, pedestal sink and wc. To the rear of the apartment block is designated parking and visitor parking. There are beautiful well maintained communal gardens.

DIRECTIONS

SK12 1ZF

TENURE

LEASEHOLD 150 YRS FROM 01/01/2001 126 YEARS REMAINING GROUND RENT £100 PER ANNUM SERVICE CHARGE £136 PER MONTH

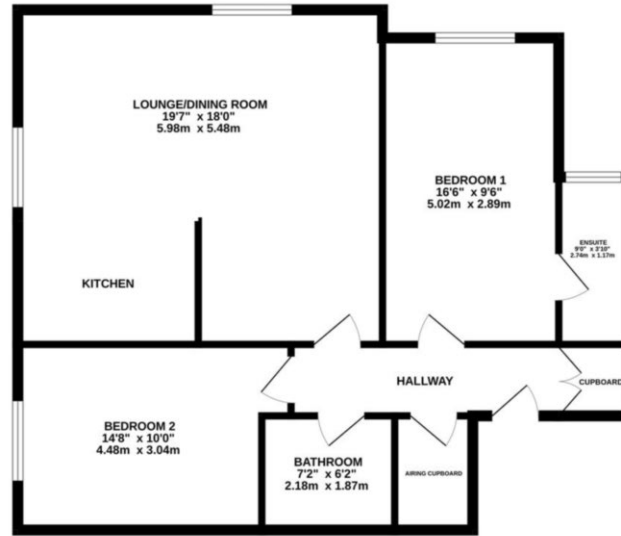
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND C

SERVICES (NOT TESTED)

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

GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA - 820 sq.ft. (76.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors 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, supplies and appliances shown here are not to be taken as a guarantee. As to all other items, the purchaser is advised to verify the same with the vendor.
Made with Metaplan 02/04

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