



**GASCOIGNE  
HALMAN**

B16, WOODVIEW, FIRST AVENUE, POYNTON

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THE AREAS LEADING ESTATE AGENT

**ASKING PRICE £170,000**

\*\*\*NO ONWARD CHAIN\*\*\*A MODERN ONE BEDROOM APARTMENT LOCATED ON THE SECOND FLOOR AND WITHIN WALKING DISTANCE TO POYNTON VILLAGE AND LOCAL AMENITIES. OPEN PLAN LOUNGE WITH A CONTEMPORARY FITTED KITCHEN. ONE DOUBLE BEDROOM AND A THREE PIECE SUITE BATHROOM. DESIGNATED CAR PARKING SPACE AND AMPLE VISITOR PARKING.

This one double bedroom apartment is offered to the market with no onward chain and offers modern accommodation throughout. In brief the apartment comprises of:- Entrance hall with a useful storage cupboard, open plan living area with a modern fitted kitchen incorporating white handle less wall and base units and integrated Beko appliances including a fridge/freezer, oven, hob and a washer/dryer. The double bedroom has dual aspect windows allowing plenty of natural light. The bathroom is tiled and includes a white three

piece suite with a bath and shower over, wall mounted sink and wc. There is a designated car parking space and ample off road parking for visitors. The apartment block is secure with fob access and a video intercom system.

**DIRECTIONS**

SK12 1BF

**TENURE**

LEASEHOLD 999 YEAR LEASE FROM 01/01/2018 - 993 YEARS REMAINING

**SERVICE CHARGE**

£1548 PER ANNUM

**LOCAL AUTHORITY**

COUNCIL TAX BAND B

**EPC RATING D**

**SERVICES**

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

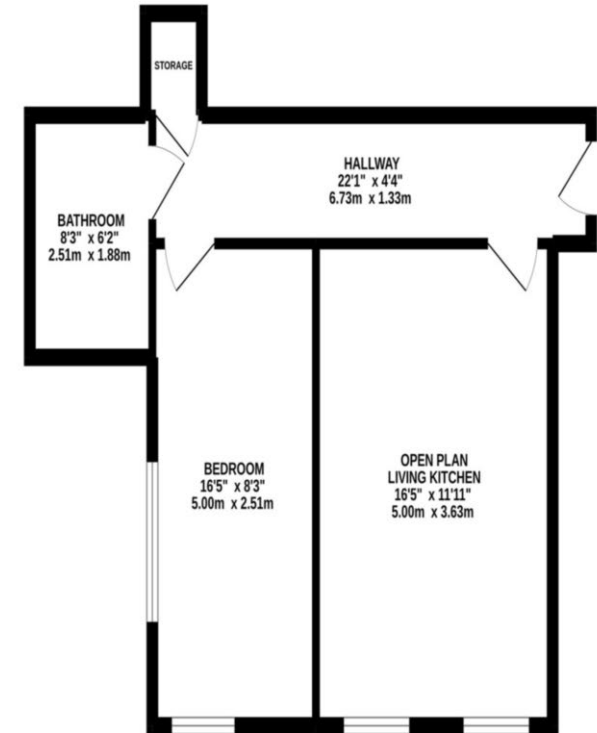
**POYNTON OFFICE**

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GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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