



**GASCOIGNE  
HALMAN**

266 PARK LANE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 266 PARK LANE, POYNTON

**ASKING PRICE £275,000**

AN IMMACULATELY PRESENTED and SPACIOUS FIRST FLOOR APARTMENT CENTRALLY LOCATED in POYNTON VILLAGE. PRIVATE ENTRANCE HALL, LOUNGE with DINING AREA, MODERN FITTED DINING KITCHEN, TWO DOUBLE BEDROOMS and BATHROOM. TWO PARKING SPACES.

- A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE WITH FORMAL DINING AREA
- MODERN FITTED DINING KITCHEN
- TWO CAR PARKING SPACES
- CENTRALLY LOCATED IN POYNTON VILLAGE





Conveniently located within Poynton village and only a short walk to local shops, this modern purpose built first floor apartment offers spacious and immaculately presented accommodation throughout. In brief the property comprises:- Private entrance hall with stairs leading to the first floor and lounge with formal dining area, the large window overlooks the rear gardens and provides plenty of natural light. The 19ft dining kitchen is comprehensively fitted with a range of modern wall, base and drawers units these are complemented by square edge worktops over, the integral appliances include a freezer, an electric oven and induction hob with concealed extractor over. There is recess space for a fridge/freezer, dishwasher and washing machine. The remainder of the room has ample space for a table and chairs. The master bedroom is fitted with floor to ceiling wardrobes and a dressing table, the second bedroom is another double bedroom. The spacious bathroom is partially tiled and includes a panelled bath with shower over, low level wc and pedestal wash basin. Externally to the front of the property are two allocated car parking spaces.

## **DIRECTIONS**

SK12 1RQ

## **TENURE**

LEASEHOLD 999 YEAR LEASE FROM 01/02/2000  
974 YEARS REMAINING GROUND RENT IS £1 PER ANNUM. THERE IS NO SERVICE CHARGE THE TWO APARTMENTS SHARE ALL COSTS ON A 50/50 BASIS

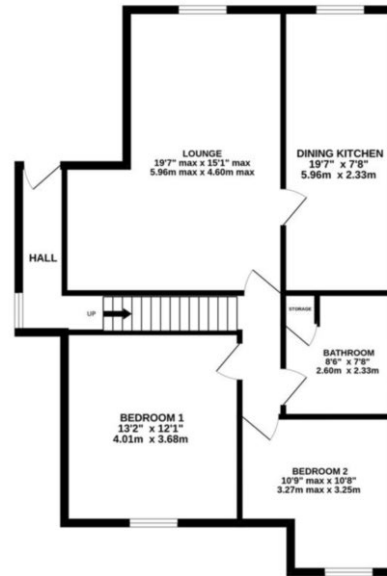
## **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND C

## **SERVICES**

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 description contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, 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 here are not shown tested and no guarantee is given for their operation or efficiency may be given.  
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## POYNTON OFFICE

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