



**GASCOIGNE  
HALMAN**

8 PARK VIEW COURT, PARK AVENUE, POYNTON

---

THE AREAS LEADING ESTATE AGENT





## 8 PARK VIEW COURT, PARK AVENUE, POYNTON

**OFFERS OVER £300,000**

A DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT occupying a PRIVATE yet CONVENIENT POSITION in CENTRAL POYNTON. COMMUNAL ENTRANCE HALL, PRIVATE ENTRANCE HALL, L-SHAPED LOUNGE/DINING ROOM, KITCHEN, MASTER BEDROOM with EN-SUITE SHOWER ROOM, SECOND BEDROOM and BATHROOM. IMMACULATE LANDSCAPED COMMUNAL GARDENS. RESIDENTS PARKING.

- \*\*\* NO CHAIN \*\*\*

- A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- PRIME POSITION CENTRALLY LOCATED WITHIN POYNTON VILLAGE

- BEAUTIFULLY MAINTAINED COMMUNAL LAWNED GARDENS

- RESIDENTS PARKING







Occupying a favourable and private position within a small development conveniently located for Poynton village. This first floor apartment boasts deceptively spacious accommodation and in brief comprises:- Communal Entrance hall with secure intercom entry system and stairs leading to the first floor, and private entrance hall. The L-shaped lounge/dining room has dual aspect window providing ample natural light, the main focal point of this room is the feature fireplace with inset electric fire. The inner hallway leads to the kitchen which is comprehensively fitted with a range wall, base and drawer units with roll top work surfaces over the integrated appliances include an electric oven and gas hob with concealed extractor fan over. There is also recess space for fridge/freezer, washing machine and dishwasher. The master bedroom is fitted with a range of furniture which includes floor to ceiling wardrobes, bedside tables and overhead storage cupboards, and benefits from an en-suite shower room, the second bedroom is another double bedroom. The main bathroom is partially tiled and fitted with a low level wc, pedestal wash basin and shower cubicle. Externally there are immaculately maintained landscaped gardens and a residents car park.

### **DIRECTIONS**

SK12 1QY

### **TENURE**

LEASEHOLD 999 YEAR LEASE FROM 01/09/1989 963 YEARS REMAINING SERVICE CHARGE IS £125 PER MONTH

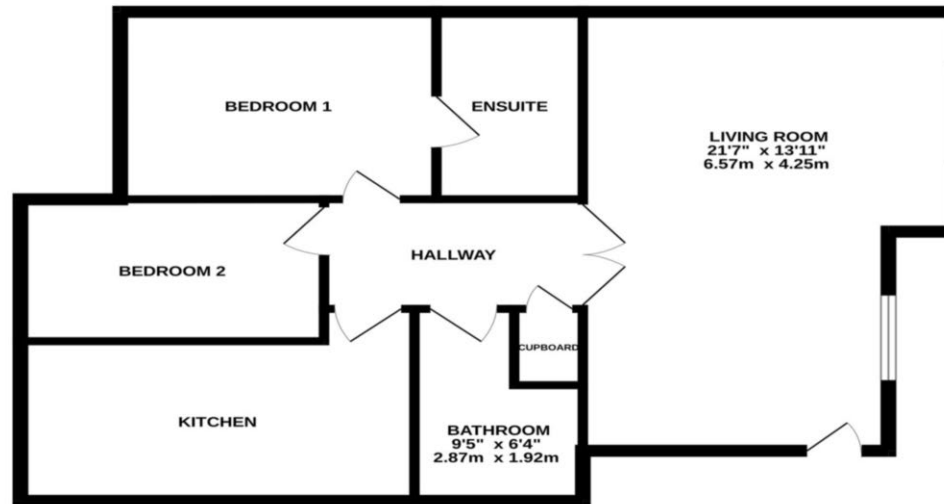
### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND D

### **SERVICES**

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

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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.  
Made with Metropix i2025

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.



POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton. SK12 1QX

**GASCOIGNE  
HALMAN**