



**GASCOIGNE
HALMAN**

32 CEDARWOOD, LEGH CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £165,000 - EPC RATING D

****NO CHAIN**** A ONE BEDROOM SECOND FLOOR APARTMENT CONVENIENTLY LOCATED IN THE CENTRE OF POYNTON VILLAGE, close to LOCAL SHOPS and AMENITIES. ENTRANCE HALL, LOUNGE/DINING ROOM with BAY WINDOW, MODERN fitted KITCHEN and SHOWER ROOM. AMPLE OFF ROAD RESIDENT PARKING and VISITOR PARKING. WELL MAINTAINED COMMUNAL GARDENS to the FRONT, SIDE and REAR OF THE DEVELOPMENT.

This second floor retirement apartment is offered to the market with no onward chain and is situated in a highly convenient location in the centre of Poynton Village, within a short walk to a variety of shops, cafes and supermarkets. The development has a well furnished residents lounge, lift access to all floors, house manager and laundry room with tumble dryers. In brief the apartment comprises of:- Entrance hall with useful mirrored storage cupboard, lounge/dining room with feature fireplace and built in window seat with storage underneath. The modern fitted kitchen has a variety of wall and base units and includes an

integrated oven and hob and a freestanding fridge/freezer. The double bedroom benefits from built in wardrobes and has delightful views over the communal gardens. Completing the accommodating is a modern fitted shower room with low level w/c, vanity sink unit and walk in shower.

To the front of the development is ample off road parking for residents and plenty of visitor parking. There are well maintained communal gardens to the front, rear and side of the development.

DIRECTIONS

SK12 1JW

TENURE & SERVICE CHARGE

LEASEHOLD 125 YEAR LEASE FROM 01/01/1985 85 YEARS REMAIN. GROUND RENT IS £60 PER ANNUM. SERVICE CHARGE IS £310.00 PER MONTH. SERVICE CHARGE IS £310 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.

POYNTON OFFICE

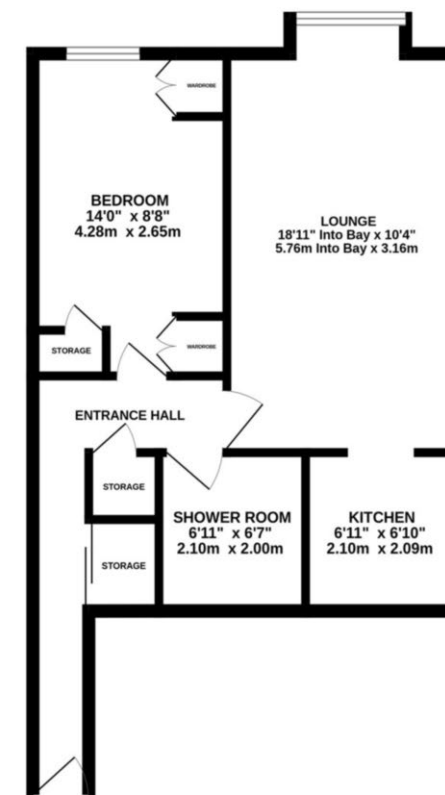
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GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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 Metagix (2025)

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