



**GASCOIGNE  
HALMAN**

1 SOMERFORD HOUSE, PARKLANDS WAY, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 1 SOMERFORD HOUSE, PARKLANDS WAY, POYNTON

**Offers over £300,000**

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM, TWO BATHROOM first floor apartment LOCATED on the HIGHLY SOUGHT AFTER "PARKLANDS DEVELOPMENT" CONVENIENTLY LOCATED for LOCAL SHOPS and POYNTON VILLAGE. PRIVATE ENTRANCE HALL, LARGE CONTEMPORARY OPEN PLAN LIVING DINING KITCHEN accessing a PRIVATE BALCONY. MASTER BEDROOM with EN-SUITE SHOWER ROOM. SECOND DOUBLE BEDROOM and BATHROOM. PRIVATE ALLOCATED PARKING.

- A TWO DOUBLE BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LOCATED WITHIN THE HIGHLY SOUGHT AFTER "PARKLANDS DEVELOPMENT"
- STUNNING OPEN PLAN LIVING DINING KITCHEN
- LARGE BALCONY GARDEN AREA
- PRIVATE ALLOCATED PARKING







Occupying an enviable position centrally located within Poynton village and only a few minutes walk from local shops, this first floor apartment is immaculately presented throughout and offers deceptively spacious accommodation throughout. In brief the property comprises :- Communal entrance hall with useful storage cupboard and private entrance hall with cloaks cupboard and oak flooring that continues through the living space. The open plan living dining kitchen extends over 23ft, the lounge area features inset pelmet lighting and floor to ceiling picture windows allow for plenty of natural light and a door leads to a large private balcony. The kitchen area is fitted with a comprehensive range of wall, base and drawer units with roll top work surfaces over, the integrated appliances include an electric oven, hob with extractor over and fridge/freezer. There is recess space for a washing machine, tumble drier and dishwasher. The master bedroom benefits from an en-suite shower room which includes a modern three piece suite. The second bedroom is another double bedroom. The main bathroom is partially tiled and fitted with a panelled bath, low level wc, pedestal wash basin with heated towel rail over. Externally there is an allocated private parking space.

#### **DIRECTIONS**

SK12 1AL

#### **TENURE**

LEASEHOLD

999 YEAR LEASE FROM 01/04/2003 977 YEARS REMAINING

#### **SERVICE CHARGE**

£183.33 PCM

#### **LOCAL AUTHORITY**

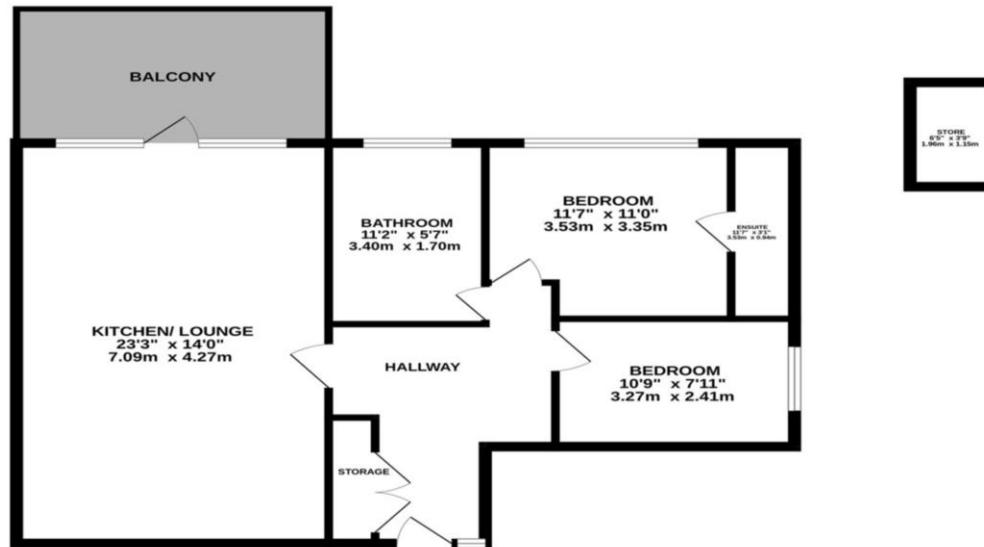
CHESHIRE EAST COUNCIL

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  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.  
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