

# WOODVIEW

P O Y N T O N



# WELCOME TO WOODVIEW

A contemporary development of 34 spacious 1 and 2 bedroom apartments, close to the heart of Poynton village.



# A VIBRANT COMMUNITY

An affluent town with a diverse array of local shops and services boasting excellent transport links to Manchester and beyond.

Within 15 minutes walk of a range of bars, restaurants, supermarkets and essential services, Poynton village is the perfect place to call home.



# SURROUNDED BY THE GREAT OUTDOORS

A well connected location by road and rail, with access to the beautiful scenery of Lyme Park and the Peak District. The very best of both worlds.



# RELAX IN COMFORT

## LIVING AREA

Tarkett wood effect luxury vinyl tiles to kitchens, bathrooms & stores.

Cormar British made 'Extra Heavy Duty Domestic Sensation Twist' broadloom carpet to lobby, living room & bedrooms.

Real oak veneered solid core entrance door with brushed stainless steel ironmongery.

Painted solid core internal doors with brushed stainless steel ironmongery.

Video intercom door access security system.

Media faceplate for TV & telecoms connectivity within living rooms & master bedrooms.

Contemporary electric panel heaters throughout.





## SPECIFICATION

Magnet handleless kitchen.

Square edged laminate worktop.

Franke brushed stainless steel one & half bowl sink with drainer, brushed stainless steel pillar mixer tap.

Beko easy-clean glass induction hob.

Beko stainless steel built-under electric fan oven.

Integrated Beko tall fridge / freezer, dishwasher and washer/dryer.

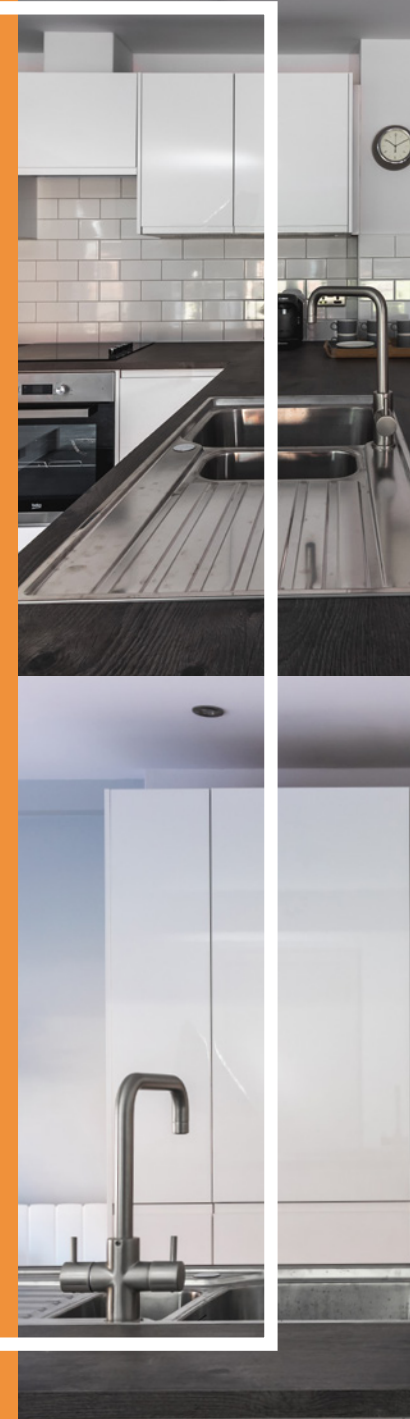
Elicia integrated chimney hood vented to atmosphere.

Brushed stainless steel switches & sockets with 'Metro' tiled splashbacks above worktop.

Wall cupboards with integral LED concealed downlighters.

Recessed brushed nickel LED ceiling mounted spotlights.

# THE KITCHEN IS THE HEART OF THE HOME



# RINSE AND REPEAT

## BATHROOM SPECIFICATION

Vitra concealed cistern & Vitra Sirius dual flush plate - Chrome

Vitra Shift back-to-wall toilet & Vitra soft close seat and cover

Vitra washbasin & pedestal

Vado Sense mono basin mixer tap with Clic-Clac waste - Chrome

Kaldewei Eurowa steel bath tub - White

Premium rigid acrylic bath panel

Vado Mix 2 handle, 2 outlet - Chrome

Slide rail shower kit with single function handset & wall mounted shower hose - Chrome

Exafill Vado push click universal bath filler waste & overflow - Chrome

Roman Haven square edge bath screen - Silver/Clear Glass

Spectrum cabinet & wall mounted mirrors

## EN-SUITE SPECIFICATION

Vitra concealed cistern & Vitra Sirius dual flush plate - Chrome

Vitra Shift back-to-wall toilet & Vitra soft close seat and cover

Vitra washbasin & pedestal

Vado Sense mono basin mixer tap with Clic-Clac waste - Chrome

Vado Mix 2 handle, 2 outlet - Chrome

Slide rail shower kit with single function handset & wall mounted shower hose - Chrome

Destini low profile flat top shower tray & Destini fast flow shower waste - White.

Destini legset & panel

Haven shower screen & bi-fold shower door - Silver

Spectrum cabinet & wall mounted mirrors



# A SAFE PLACE TO SETTLE

## CAR PARK

The car park is only accessed through a secure key fob.

## BUILDING

Secure door entry system to each apartment block via fob.

## APARTMENT

Video entry system to each apartment.

## PRIVACY

Secondary internal security door to each floor via fob.





# EASY LIVING

## WARRANTY

The Apartments in Woodview are covered by a 10 year structural warranty provided by Checkmate, a company approved by the Council of Mortgage Lenders.



[checkmate.uk.com](https://www.checkmate.uk.com)

## PARKING

1 bedroom apartments are provided with 1 parking space. 2 bedroom apartments are provided with 2 parking spaces. Additional spaces can be requested but are subject to availability.



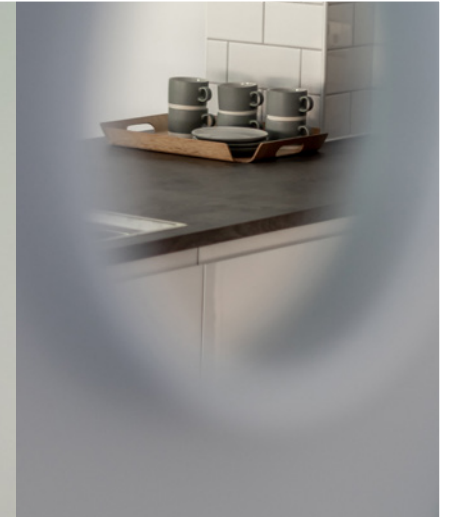
## TENURE

There has been much in the media of late relating to Leasehold properties and escalating Ground Rents.

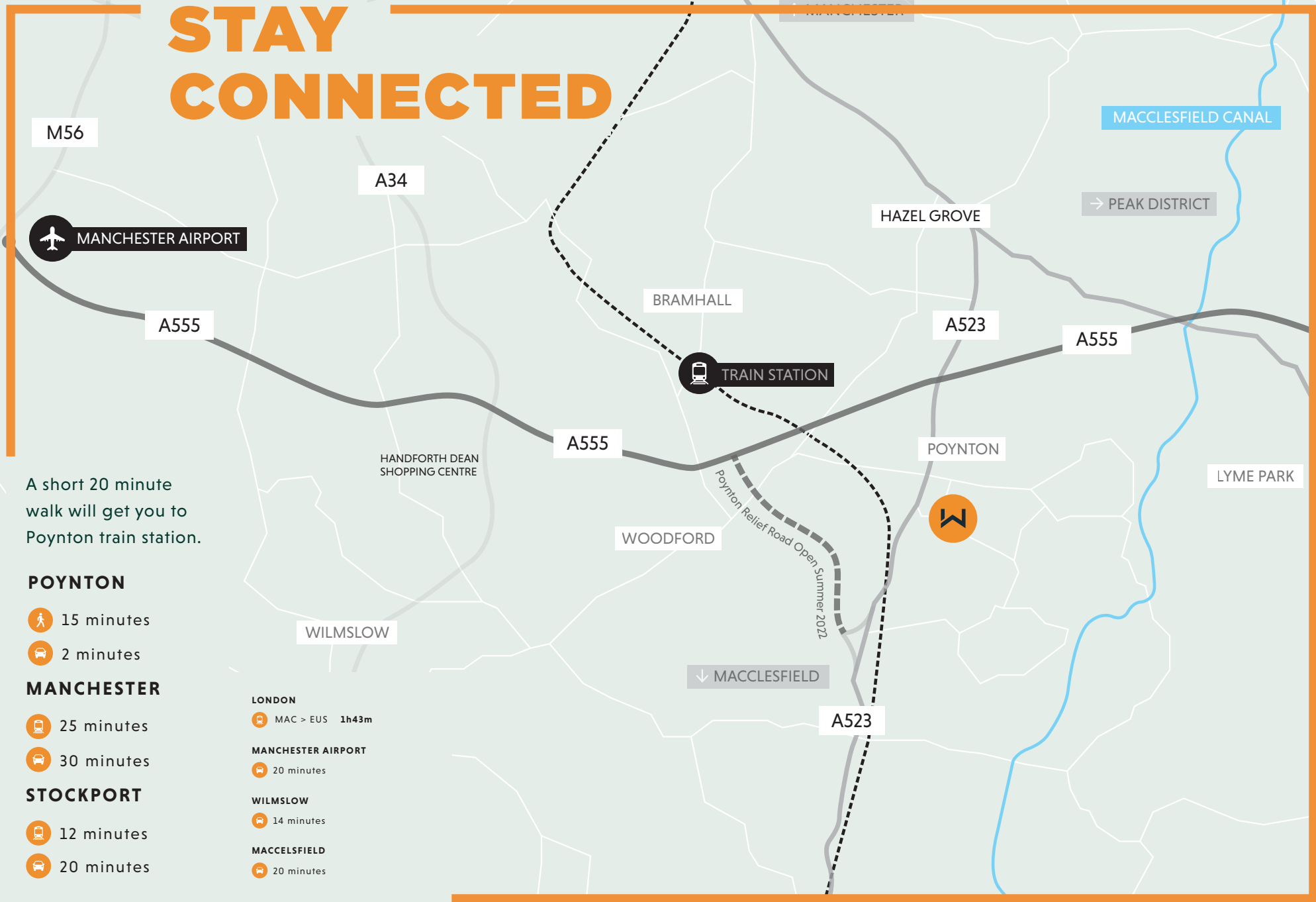
The apartments in Woodview are being sold on a leasehold basis as it is usual practice for apartments, and importantly, this facilitates mutual rights between occupants of shared buildings such as this.

Our apartments are offered for sale with a 999 year Peppercorn Lease with **no ground rent payable** as each new owners will acquire a 1/34 share in the Management Company.

When all 34 properties are sold, the Freeholder (our client) will pass the Freehold to the Management Company, which is effectively ALL of the owners at Woodview who will therefore have full control of their development.



# STAY CONNECTED



A short 20 minute walk will get you to Poynton train station.

## POYNTON

- 15 minutes
- 2 minutes

## MANCHESTER

- 25 minutes
- 30 minutes

## STOCKPORT

- 12 minutes
- 20 minutes

- LONDON**
  - MAC > EUS 1h43m
- MANCHESTER AIRPORT**
  - 20 minutes
- WILMSLOW**
  - 14 minutes
- MACCLESFIELD**
  - 20 minutes



# PROPERTY AVAILABLE

## GROUND FLOOR

### BLOCK A

- 1 2 Bedroom 67.10m<sup>2</sup>
- 4 2 Bedroom 65.15m<sup>2</sup>



### BLOCK B

- 3 1 Bedroom 41.10m<sup>2</sup>



AVAILABLE
  SOLD

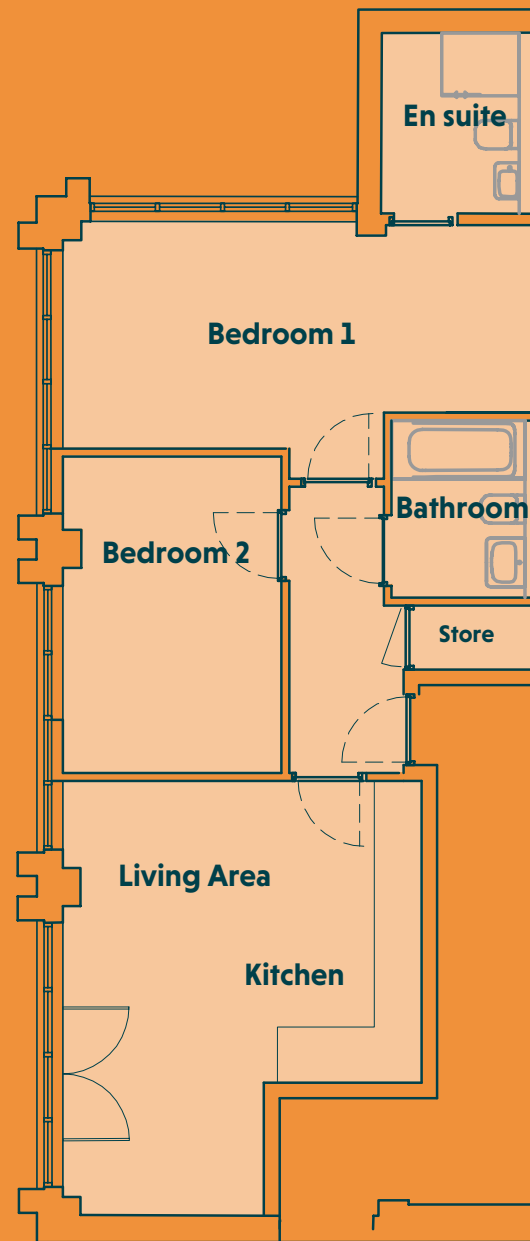
# GROUND FLOOR



## BLOCK A

# 1

**2 BEDROOM**  
**67.10 M<sup>2</sup>**



# GROUND FLOOR



## BLOCK B

# 3

**1 BEDROOM**  
**41.10 M<sup>2</sup>**



# GROUND FLOOR

**BLOCK A**

# 4

**2 BEDROOM**  
**65.15 M<sup>2</sup>**





# PROPERTY AVAILABLE

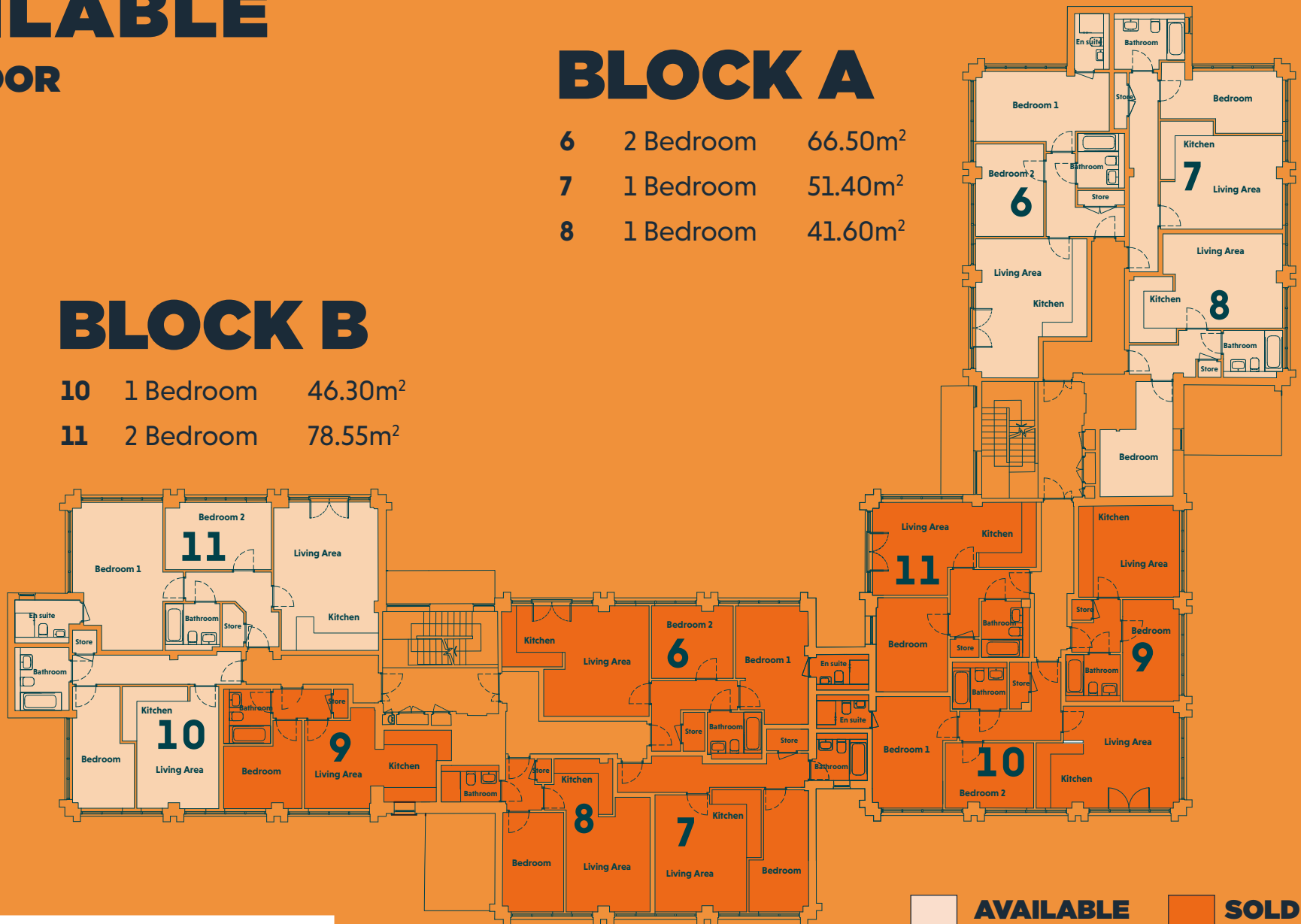
## FIRST FLOOR

### BLOCK A

6	2 Bedroom	66.50m <sup>2</sup>
7	1 Bedroom	51.40m <sup>2</sup>
8	1 Bedroom	41.60m <sup>2</sup>

### BLOCK B

10	1 Bedroom	46.30m <sup>2</sup>
11	2 Bedroom	78.55m <sup>2</sup>



AVAILABLE
  SOLD

# FIRST FLOOR



## BLOCK A

# 6

**2 BEDROOM**  
**66.50 M<sup>2</sup>**



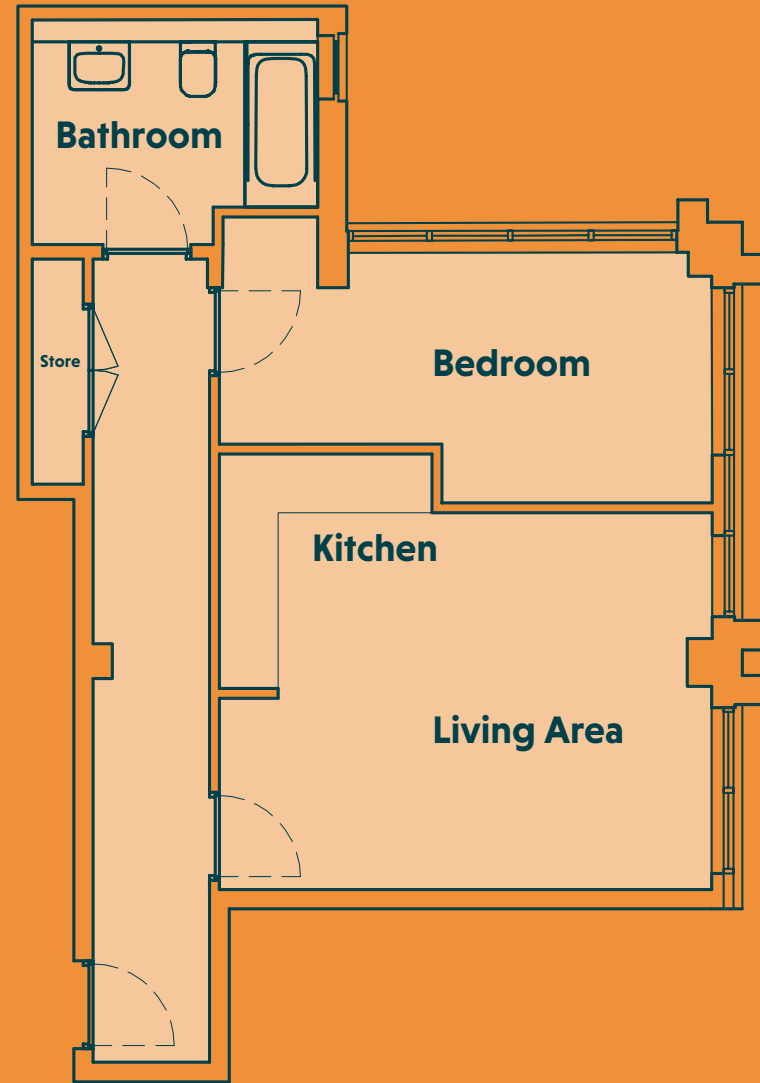
# FIRST FLOOR



## BLOCK A

# 7

**1 BEDROOM**  
**51.40 M<sup>2</sup>**



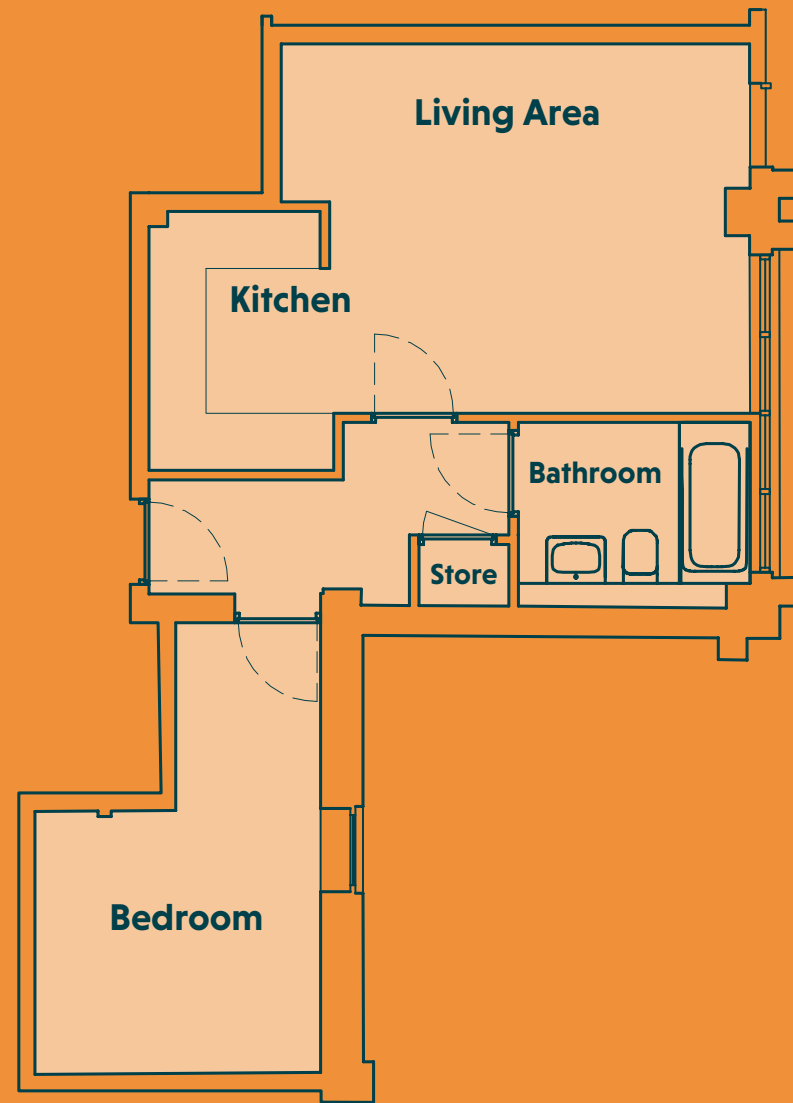
# FIRST FLOOR



## BLOCK A

# 8

**1 BEDROOM**  
**41.60 M<sup>2</sup>**



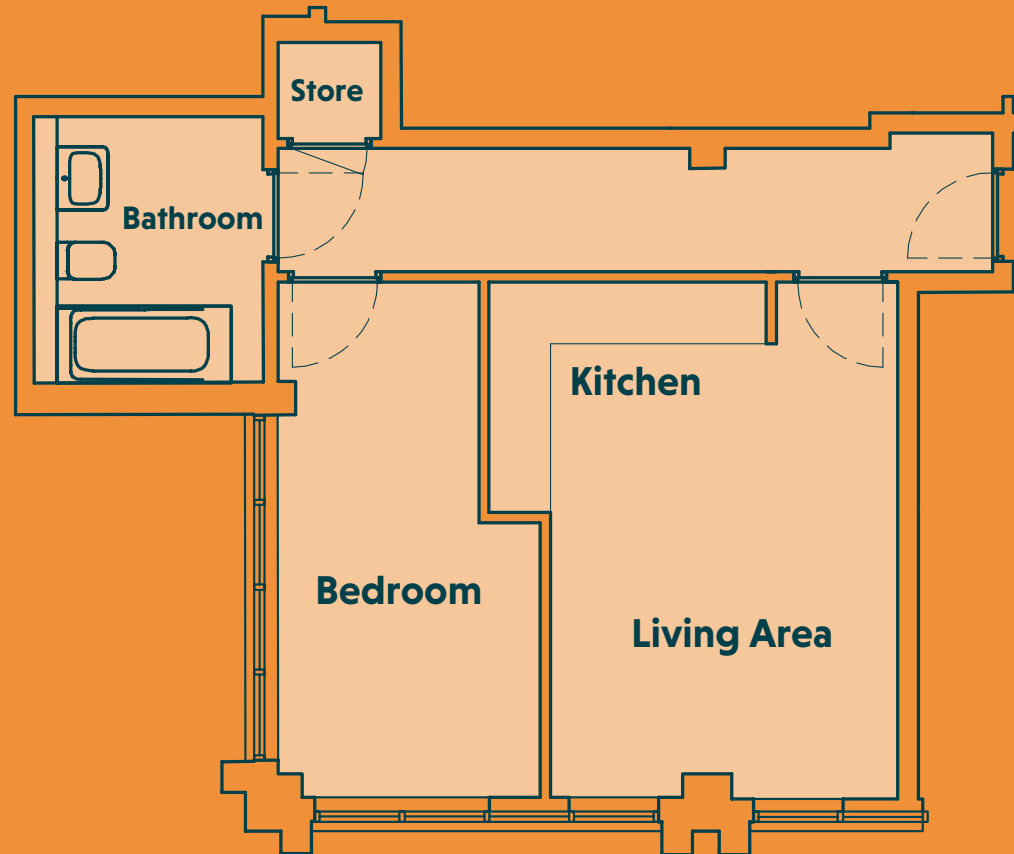
# FIRST FLOOR



## BLOCK B

# 10

1 BEDROOM  
46.30 M<sup>2</sup>



# FIRST FLOOR

# BLOCK B

# 11

## 2 BEDROOM 78.55 M<sup>2</sup>



# PROPERTY AVAILABLE

## SECOND FLOOR

# BLOCK A

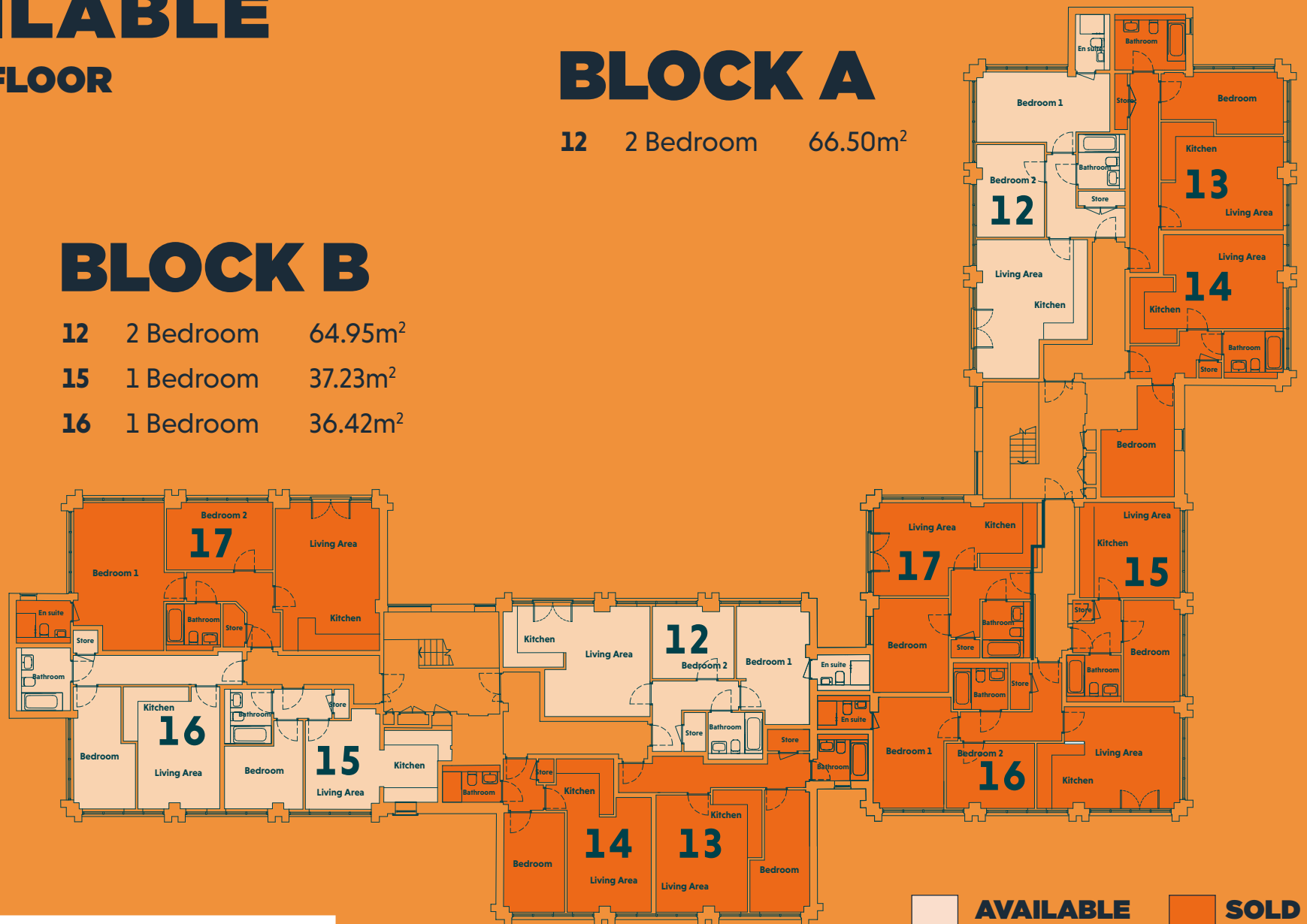
12 2 Bedroom 66.50m<sup>2</sup>

# BLOCK B

12 2 Bedroom 64.95m<sup>2</sup>

15 1 Bedroom 37.23m<sup>2</sup>

16 1 Bedroom 36.42m<sup>2</sup>



AVAILABLE SOLD

# SECOND FLOOR



## BLOCK A

# 12

1 BEDROOM

66.50 M<sup>2</sup>





# SECOND FLOOR

BLOCK B

# 12

2 BEDROOM  
64.95 M<sup>2</sup>

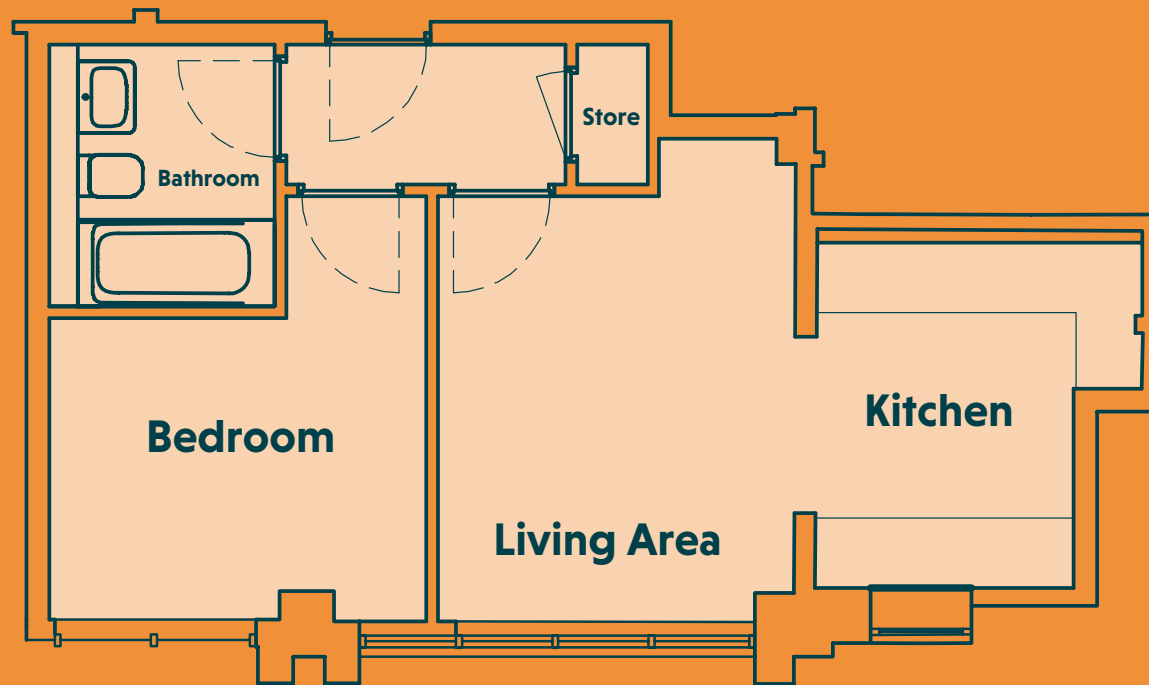


# SECOND FLOOR

BLOCK B

# 15

2 BEDROOM  
37.23 M<sup>2</sup>



# SECOND FLOOR



**BLOCK B**

# 16

**1 BEDROOM**

**36.42 M<sup>2</sup>**



# WOODVIEW

## APARTMENTS

### A01 - A17



**GASCOIGNE HALMAN  
3 FOUNTAIN PLACE  
POYNTON  
SK12 1QX**

**01625 859 888  
POYNTON@GASCOIGNEHALMAN.CO.UK  
WWW.GASCOIGNEHALMAN.CO.UK**

Materials, exterior finishes, elevation treatments and specification may vary. All dimensions quoted are approximate and whilst the information in this brochure is believed to be correct it is issued for the guidance of purchasers only and does not form part of any contract or agreement. Photography is for illustration purposes only. Please check with our Sales Representative for further details.