



**GASCOIGNE  
HALMAN**

23 COPPICE HOUSE, LONDON ROAD SOUTH,  
POYNTON

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THE AREAS LEADING ESTATE AGENT





## 23 COPPICE HOUSE, LONDON ROAD SOUTH, POYNTON

**Offers Over £225,000**

\*\*\*NO CHAIN\*\*\* A SPACIOUS TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT LOCATED IN A MODERN DEVELOPMENT CONVENIENTLY POSITIONED FOR POYNTON VILLAGE. PRIVATE ENTRANCE HALL, KITCHEN and LARGE OPEN PLAN LIVING DINING AREA. TWO GOOD SIZED BEDROOMS AND BATHROOM with THREE PIECE SUITE. DESIGNATED CAR PARKING AND VISITOR PARKING. DELIGHTFUL COMMUNAL GARDENS.

- \*\*\*NO ONWARD CHAIN\*\*\*
- A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT
- CLOSE TO POYNTON VILLAGE
- WELL PRESENTED THROUGHOUT
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- DESIGNATED PRIVATE & VISITOR PARKING BAYS





## DESCRIPTION

Located close to Poynton village and a few minutes walk to the local shops, bars and restaurants, this well maintained and spacious second floor apartment benefits from no onward chain and comprises of:- Entrance hallway with useful storage cupboard, open plan living dining with space for a lounge seating area and formal dining suite. The kitchen is comprehensively fitted with wall and base units and the integrated appliances include a fridge freezer, electric oven and hob with extractor over and washer dryer. The master bedroom benefits from a storage room which is currently used as a walk in wardrobe. The second bedroom is another double bedroom which also includes a storage room/walk in wardrobe. The main bathroom features a three piece suite including a bath with a shower over, pedestal sink and wc. Externally, to the rear of the apartment block is designated parking and visitor parking and beautiful well maintained communal gardens.

## DIRECTIONS

SK12 1ZF

## TENURE & SERVICE CHARGE

LEASEHOLD 150 YEAR LEASE FROM 01/01/2001 125 YEARS REMAINING GROUND RENT IS £200 PER ANNUM

SERVICE CHARGE £140PCM

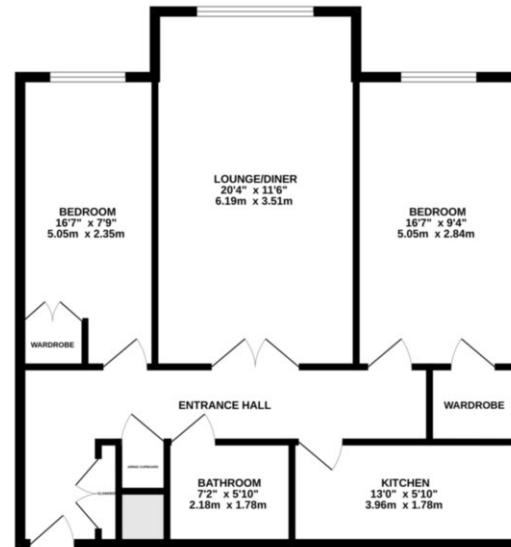
## LOCAL AUTHORITY

CHESHIRE EAST. COUNCIL TAX BAND C

## SERVICES (NOT TESTED)

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

SECOND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and equipment shown hereon are not intended to be guaranteed as to their quantity or quality and are given as shown.  
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## POYNTON OFFICE

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