

Apt 12, Block A,  
Poynton, Cheshire, SK12 1BF



*mosley jarman*



**Apt 12, Block A, Woodview First Avenue, Poynton, Cheshire, SK12 1RF**  
**£230,000**

A stylish two double bedroom, two bathroom (one en-suite) top floor apartment situated in a popular location in a modern development. The property benefits from UPVC double glazing, electric heaters, two allocated parking spaces, video entry security system and a lift. The accommodation includes; communal entrance hallway, hallway (with a large storage cupboard and video entry security system), open plan living room/kitchen (with matching white gloss wall and base units, Beko appliances including washing machine, dish washer, oven, hob, fridge and freezer, and a Juliet balcony), master bedroom (double with a stylish en-suite), bedroom two (double with fitted wardrobes) and a contemporary family bathroom.



- A stylish top floor apartment
- Two double bedrooms
- Two bathrooms (one en-suite)
- Lifts and stairs to all floors
- Video entry security system
- Two allocated parking spaces
- Double-glazing and electric heating
- Sought after and convenient location
- High specification fixtures and fittings



### The Grounds and Gardens

This property offers the convenience of secure allocated parking, ensuring peace of mind for residents. Ideally situated, it is just a short distance from Poynton village and its wide range of amenities, including shops, cafes, and local services, providing both convenience and comfort in a prime location.

### The Location

Poynton is a charming village located in Cheshire, offering a perfect blend of rural tranquillity and modern amenities. Known for its vibrant community spirit, Poynton boasts an array of independent shops, cafes, and restaurants, creating a lively yet relaxed atmosphere. The village is surrounded by beautiful countryside, including the nearby Middlewood Way and Lyme Park, ideal for walking, cycling, and outdoor pursuits. Poynton is well-connected, with easy access to Manchester, Stockport, and Macclesfield via road and rail, making it a popular choice for commuters. The area is also home to highly-regarded schools, making it an excellent location for families. With a rich history, friendly community, and an abundance of green spaces, Poynton offers a high quality of life in a picturesque setting.

### Important Information

Mains - Electric, water and drains

Property Construction- Brick built with tiled roof

Flood Risk - Low Risk (Surface water), Low Risk (sea and rivers)\*\*

Water Meter- yes

Leasehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE.

Mobile providers- Mobile coverage at the property available with all main providers\*.

\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK12 1BF**

What 3 Words: **labs.river.planet**

Council Tax Band: **C**

EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 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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