



**GASCOIGNE  
HALMAN**

11 SOVEREIGN HOUSE, QUEENSWAY, POYNTON

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THE AREAS LEADING ESTATE AGENT



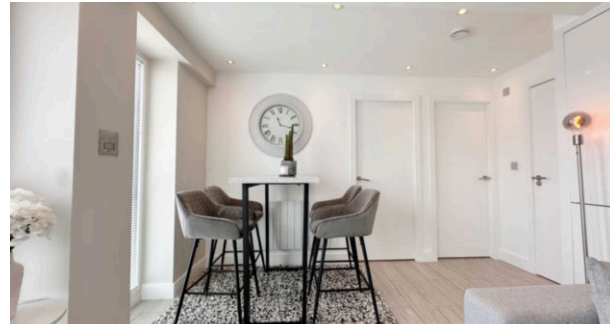
## 11 SOVEREIGN HOUSE, QUEENSWAY, POYNTON

**ASKING PRICE £260,000**

This BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT is situated in a POPULAR CONVENIENT CENTRAL LOCATION only a short walk to the centre of Poynton. MODERN OPEN PLAN LIVING DINING KITCHEN with JULIETTE BALCONY, TWO SPACIOUS DOUBLE BEDROOMS, with MODERN BATHROOM, ALLOCATED PARKING SPACE. This would be suitable for FIRST TIME BUYERS, DOWNSIZERS and BUY TO LET investors.

- A STYLISH AND CONTEMPORARY SECOND FLOOR APARTMENT
- LOCATED WITHIN WALKING DISTANCE TO POYNTON VILLAGE & LOCAL SHOPS
- SUPERB SPACIOUS OPEN PLAN LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES
- TWO SPACIOUS DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- HIGH SPECIFICATION FINISH THROUGHOUT





Occupying a central position being only a few minutes walk into Poynton village, this stunning modern and stylish two bedroom second floor apartment provides spacious and well balanced accommodation. An entrance hall provides access to the primary open plan living accommodation which in brief comprises: a spacious open plan kitchen, lounge and dining area which includes a feature Juliette balcony. This is open to the fitted kitchen with modern style units and quartz worktops over, integrated appliances which include a Fridge/Freezer, Washer/Dryer, Dishwasher and a Bosch Microwave, Induction Hob & Oven. There are two spacious double bedrooms. There is also a modern tiled bathroom completed with a Villeroy & Boch white three piece suite. The apartment is presented in immaculate condition and has been tastefully designed to the highest specifications and standards, integrating modern technology. Outside, there is an allocated car parking space to the front of the building. The apartment includes a video intercom door security system, energy efficient LED lighting, electric heating and UPVC double glazing.

### **DIRECTIONS**

SK12 1JG

### **TENURE**

LEASEHOLD 125 YEAR LEASE FROM 01/01/2018 - 118 YEARS REMAINING.

GROUND RENT IS £208.50 PER ANNUM. The current service charges are £142.59 PCM

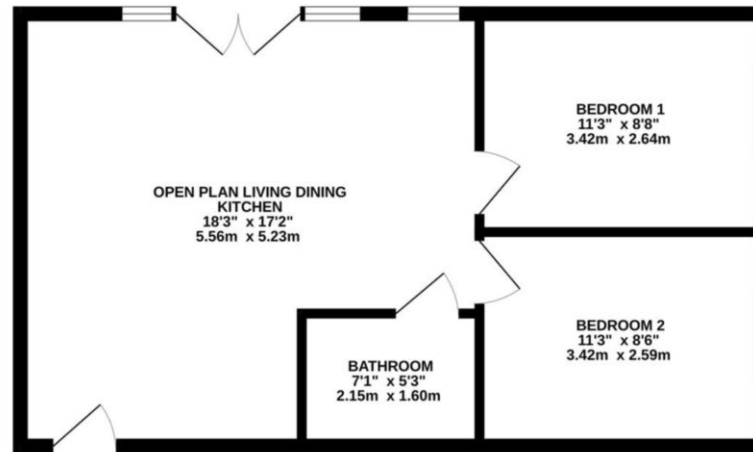
### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND D

### **SERVICES**

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

SECOND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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