







GASCOIGNE HALMAN

APARTMENT 4 THE COURTYARD, 34A PARK LANE, POYNTON

THE AREAS LEADING ESTATE AGENT

| ASKING PRICE £220,000

A CONTEMPORARY TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT LOCATED in the CENTRE of POYNTON VILLAGE. IMMACULATELY PRESENTED THROUGHOUT. ENTRANCE HALL, STUNNING OPEN PLAN LIVING DINING KITCHEN, TWO DOUBLE BEDROOMS and JACK AND JILL STYLE MODERN SHOWER ROOM. CYCLE STORAGE.

- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT

- CENTRAL LOCATION IN THE HEART OF POYNTON VILLAGE

- OPEN PLAN LIVING DINING KITCHEN

- MODERN JACK & JILL SHOWER ROOM

- COMMUNAL CYCLE STORAGE TO THE REAR

- IDEAL FOR FIRST TIME BUYERS, PROFESSIONALS & INVESTORS

DESCRIPTION

Occupying an enviable position in the heart of Poynton village, just a short walk from an excellent range of shops, bars and restaurants, this superb two double bedroom first floor apartment forms part of a modern purpose-built development.

Finished to a high specification throughout, the accommodation briefly comprises a welcoming entrance hall and an impressive open-plan living dining kitchen, creating a bright and sociable living space. The contemporary kitchen is fitted with a range of sleek base and wall units complemented by Quartz work surfaces and a selection of integrated Bosch appliances, including an oven, microwave, induction hob with extractor hood, fridge freezer, dishwasher and washer dryer. Double doors open onto a Juliet balcony, allowing plenty of natural light into the living area.

There are two generously proportioned bedrooms, with the principal bedroom enjoying direct access to the stylish Jack & Jill shower room. Beautifully appointed, the shower room features a walk-in shower enclosure, low-level WC and wash hand basin with contemporary tiling throughout.

Further benefits include a secure telecom entry system and communal cycle storage to the rear.

An ideal purchase for first-time buyers, professionals or investors seeking a modern apartment in a highly convenient village centre location. The property could potentially achieve a rental income in the region of £1,200-£1,250 PCM, subject to market conditions and any necessary consents.

DIRECTIONS

SK12 1RE

TENURE

LEASEHOLD 115 YEARS REMAINING. GROUND RENT £240 PER ANNUM. SERVICE CHARGE £900 PER ANNUM. ANNUAL BUILDINGS INSURANCE £234 PER ANNUM.

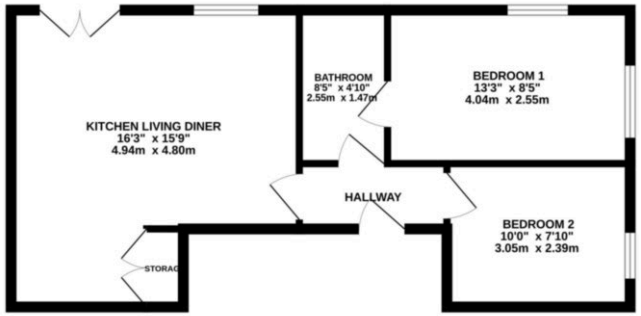
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND B

SERVICES (NOT TESTED)

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

FIRST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 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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GASCOIGNE HALMAN

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