

GASCOIGNE HALMAN

17 WOBURN COURT, TOWERS ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT





17 WOBURN COURT, TOWERS ROAD, POYNTON

OFFERS IN THE REGION OF £195,000

A WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT OCCUPYING an ENVIABLE POSITION within A SOUGHT AFTER RETIREMENT DEVELOPMENT. 20FT LOUNGE, REFITTED DINING KITCHEN, MASTER BEDROOM with EN-SUITE SHOWER ROOM, SECOND BEDROOM and MODERN FITTED SHOWER ROOM. COMMUNAL GARDENS and ALLOCATED PARKING.

- ** NO ONWARD CHAIN **

- A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

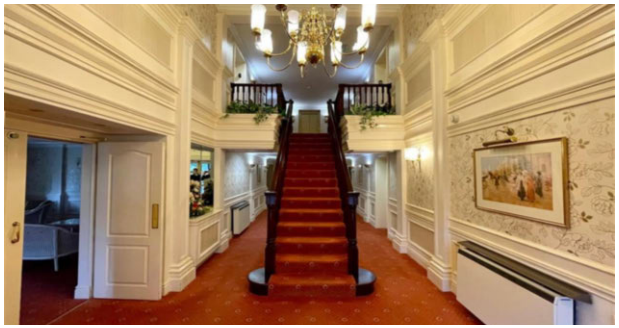
- REFITTED DINING KITCHEN

- REFITTED MODERN SHOWER ROOM WITH DOUBLE ENCLOSURE

- SOUGHT AFTER RESIDENTIAL DEVELOPMENT OFF TOWERS ROAD











Located within a highly sought after retirement development off Towers Road, this first floor apartment offers spacious and well presented accommodation and is also conveniently placed for the guest suite and the laundry facilities. In brief comprises:- Communal entrance hall with lift access to the first floor, communal residents lounge and laundry room. Private entrance hall with storage cupboard, 20ft lounge with feature fireplace which incorporates an electric fire, the dining kitchen is fitted with a range of cream shaker style wall, base and drawer units with oak effect roll top work surfaces the integrate appliances include a slimline dishwasher and AEG electric hob and oven with concealed extractor over. The master bedroom benefits from an en-suite shower room which is fully tiled features a shower cubicle, concealed cistern wc and vanity unit with wash basin inset and storage space below, the second bedroom has a range of fitted office furniture. The main shower room has been refitted and is partially tiled, with a double walk in shower enclosure, concealed cistern wc and wash basin with storage below.
Externally there are established and well maintained communal gardens surrounding Woburn Court.

DIRECTIONS

SK12 1DF

TENURE

LEASEHOLD 125 YEAR LEASE FROM 01/01/1995 95 YEARS REMAINING. GROUND RENT £125 PER ANNUM. SERVICE CHARGE £1256 PER QUARTER AND BUILDINGS INSURANCE £442 PER ANNUM.

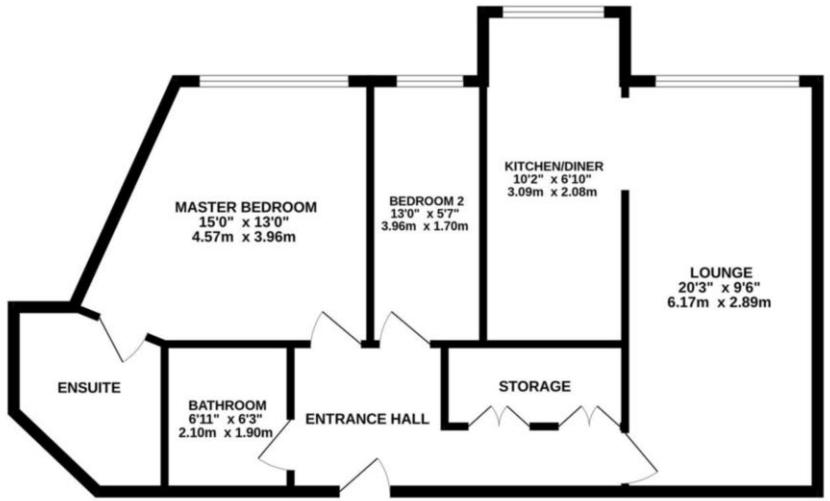
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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