



**GASCOIGNE
HALMAN**

WOODVIEW, FIRST AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £230,000

“ NO ONWARD CHAIN ” AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT occupying a FAVOURABLE POSITION within this MODERN DEVELOPMENT. 20FT LIVING DINING KITCHEN, MASTER BEDROOM with EN-SUITE SHOWER ROOM and MODERN FITTED BATHROOM with THREE PIECE SUITE. TWO ALLOCATED PARKING SPACES plus VISITOR PARKING.

- A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- IMMACULATELY PRESENTED THROUGHOUT WITH HIGH QUALITY FITTINGS
- MODERN OPEN PLAN LIVING DINING KITCHEN
- SECURE ENTRY SYSTEM
- TWO ALLOCATED PARKING SPACES & AMPLE VISITOR PARKING

DESCRIPTION

Occupying a prime position being located on the first floor and at the front of this modern apartment development, this two double bedroom apartment is immaculately presented throughout with a high specification finish. The apartment has been well planned and has a modern open plan feel and in brief comprises:- Communal entrance with stair and lift access, private entrance hall with useful storage cupboard, large open plan living dining kitchen with french doors and windows to the front aspect which allow for plenty of natural light, the kitchen area is fitted with a modern range of white high gloss handle-less wall, base and drawer units which is complemented by grey laminate square edge work tops, the integrated appliances include a fridge/freezer, washing machine, dishwasher, ceramic hob, electric oven with concealed extractor hood. The master bedroom benefits from an en-suite which is partially tiled with a walk in shower cubicle with thermostatic shower, wall hung wash basin with mixer tap over,

concealed cistern wc with wall mounted flush and chrome heated towel rail. The second bedroom is another double bedroom. The main bathroom is partially tiled and features a modern white suite complete with panelled bath with thermostatic shower over, wall hung wash basin with mixer tap, concealed cistern wc with wall mounted flush and chrome heated towel rail. The apartment is heated by electric heaters and also has a combination of double and triple glazed windows.

Externally there are well maintained communal lawned gardens and this apartment boasts two allocated parking spaces within the secure car park, there also ample visitor parking.

DIRECTIONS

SK12 1BF

TENURE

Leasehold - 999 YR LEASE FROM 01/01/2018 992 YEARS REMAINING. SERVICE CHARGE IS £185.25 PCM. BUILDINGS INSURANCE IS £379.02 PER ANNUM.

LOCAL AUTHORITY

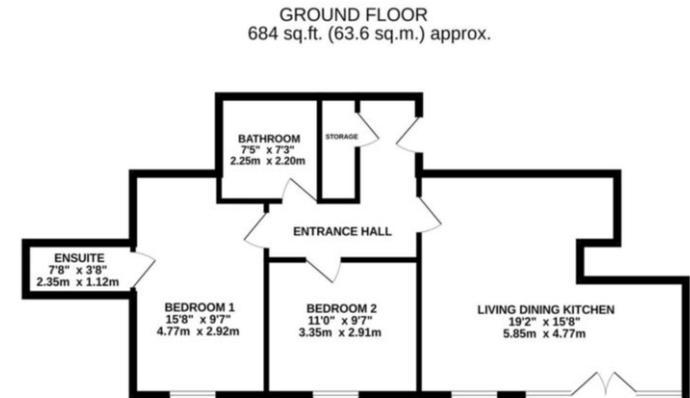
Cheshire East Council Tax Band C

SERVICES (NOT TESTED)

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

EPC

EPC RATING C



TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of floor, walls, stairs 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 tenant, agent and landlord accept no liability and are not responsible for any errors or omissions. Plans and floorplans are for information only and should not be used as such by any prospective purchaser. The tenant, agent and landlord accept no liability and are not responsible for any errors or omissions. Plans and floorplans are for information only and should not be used as such by any prospective purchaser. Plans and floorplans are for information only and should not be used as such by any prospective purchaser. Plans and floorplans are for information only and should not be used as such by any prospective purchaser.

POYNTON OFFICE

01625 859 888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton SK12 1QX

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.