







GASCOIGNE HALMAN

FLAT 8 ASH LODGE, CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT

| ASKING PRICE £250,000

*** NO ONWARD CHAIN *** A SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT situated within the SOUGHT-AFTER ASH LODGE DEVELOPMENT in the HEART OF POYNTON VILLAGE. LARGE 18FT SITTING/DINING ROOM with BAY WINDOW overlooking COMMUNAL GARDENS, FITTED KITCHEN, TWO WELL PROPORTIONED BEDROOMS, MODERN SHOWER ROOM, secure communal entrance, PRIVATE GARAGE.

- *** NO ONWARD CHAIN ***

- SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT

- WALKING DISTANCE TO SHOPS & AMENITIES IN POYNTON VILLAGE

- SPACIOUS 18FT SITTING/DINING ROOM WITH BAY WINDOW

- MODERN FITTED SHOWER ROOM

- PRIVATE GARAGE, PARKING & WELL MAINTAINED COMMUNAL GARDENS

DESCRIPTION

Situated within the highly regarded Ash Lodge development, this spacious ground floor two bedroom apartment occupies an enviable position in the heart of Poynton Village, within easy walking distance of local shops, cafes, amenities and transport links. Accessed via a secure communal entrance, the property enjoys the benefit of well maintained communal hallways and attractive communal grounds and in brief comprises:- a welcoming entrance hall with useful storage cupboard. A generous sitting/dining room extending to approximately 18ft in length. This bright and airy reception room benefits from a bay window overlooking the communal gardens and provides ample space for both lounge and dining furniture. The fitted kitchen is appointed with a comprehensive range of wall, drawer and base units, extensive worktop surfaces and space for appliances, with the cooker, washer and dryer included within the sale. There are two well-proportioned double bedrooms. The principal bedroom is fitted with an extensive range of wardrobes, overhead cupboards, matching bedside units and drawer storage. Bedroom two is another generous double room offering flexibility for use as a guest bedroom, home office or hobby room. The accommodation is completed by a contemporary shower room fully tiled and fitted with a large walk-in shower, wash hand basin and WC. Externally, the development is surrounded by attractive communal gardens and the property benefits from a private garage and resident parking.

DIRECTIONS

SK12 1EU

TENURE & ADDITIONAL CHARGES

LEASEHOLD 990 YEARS FROM 21/03/1972. 936 YEARS REMAINING. GROUND RENT £20 PER ANNUM. SERVICE CHARGE £100 PER ANNUM.

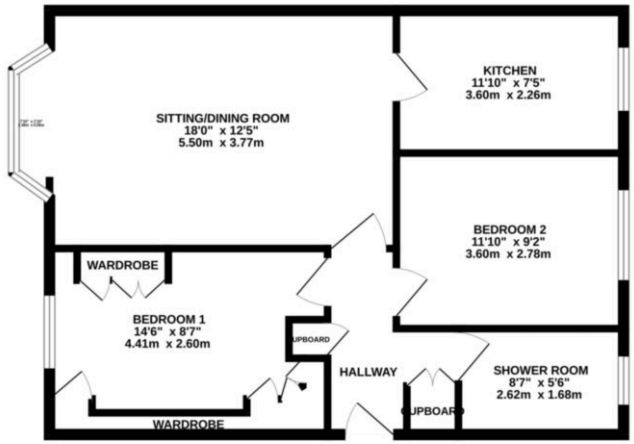
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

SERVICES (NOT TESTED)

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

GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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