

EST.2003

RICHARD LOWTH

-CHESHIRE-



Welcome to

7 Homelyme House, Park Lane, Poynton, Cheshire,
SK12 1RL



Well-presented ground floor retirement apartment, ideally situated towards the front of the development and offering the added benefit of its own private entrance. Recently updated throughout, this apartment is ready for its new owners to simply move into and enjoy. As you enter the development, there is a welcoming communal hallway which in turn leads you to the private accommodation.

As you enter the apartment itself and into its entrance hallway, there is useful storage provided with a storage cupboard immediately to your right offering plenty of space for belongings, as well as housing the newly installed consumer unit. The refitted shower room/wc is modern and practical, featuring a walk-in shower enclosure with fitted seat, white wall tiling and attractive wood-effect flooring. The double bedroom is positioned to the front of the apartment and benefits from built-in wardrobe, TV aerial point and offers plenty of space for additional furniture. Moving through to the lovely lounge, this space is light and neutral and enjoys views over the front patio area, with the added convenience of its own private entrance. The kitchen has been recently updated and features stylish grey units and built-in electric hob.









- Excellent ground floor retirement apartment
- Great position at the front
- Newly fitted kitchen & shower room/wc
- Lovely double bedroom
- Comfortable living room
- Updated energy efficient Dimplex Quantum storage heaters with smartphone app control system
- Well presented throughout
- Lovely communal gardens
- Car parking + electric scooter charging
- No onward chain



The apartment also...

benefits from newly installed energy efficient Dimplex Quantum storage heaters with smartphone app-controlled system, providing modern and convenient heating.







Outside...

there is ample car parking available and a lovely, well-maintained communal garden with patio area. This apartment also benefits from its own patio area to enjoy and there is dedicated space for an electric scooter, if required.

Residents can also enjoy the lovely communal lounge area, where regular weekly events and entertainment are arranged, providing a great opportunity to socialise and meet other residents.

MORE TO EXPLORE

Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.



WHERE DO I GO WHEN I NEED…



Coffee and cake?

enjoy a catch-up at one of the village's lovely independent cafés, such as Cofano Caffé, Clay Coffee House or Poynton Tea Room.



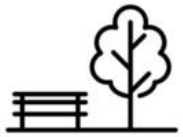
Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



Restaurants and drinks?

Poynton has plenty of choice when it comes to eating out and enjoying a drink: Gochu offers Japanese-inspired dining, Cielo Italiano Restaurant and Bar and The Social Trattoria, Appayon Indian Restaurant or The Poynton Pakora.



Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



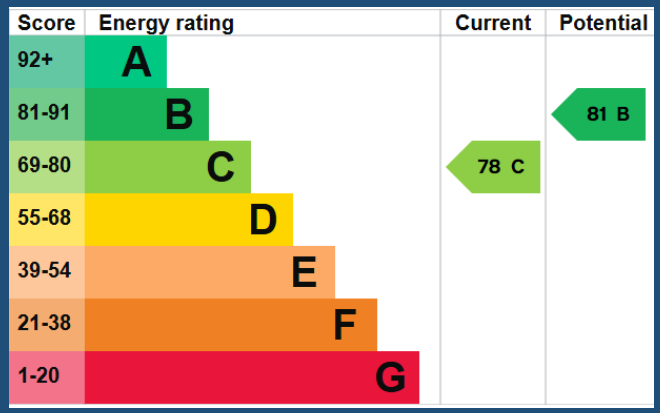
Shops?

We are spoilt for choice when it comes to supermarkets… Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.



POST CODE: **SK12 1LR**

TENURE: **LEASEHOLD**

ENERY PERFORMANCE CERTIFICATE: **C**

COUNCIL TAX BAND: **B**

SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Cheshire East Council. For further information, please use: https://www.cheshireeast.gov.uk/home.aspx**

SERVICE FEE: **£2,510.46**

GROUND RENT: **£556.14**

GROUND FLOOR



GROUND FLOOR

1ST FLOOR

DIRECTIONS: 117 Mallard Crescent, Poynton, Cheshire, SK12 1XG

From Poynton village, head out along Park Lane and the development will be found on your right-hand side. Plenty of parking is available.

WHAT3WORDS:
///offer.defectors.scout

TO VIEW:

Call: 01625 859911 | 0161 439 1970 | 07866 269551 | Email: sales@richardlowth.co.uk

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