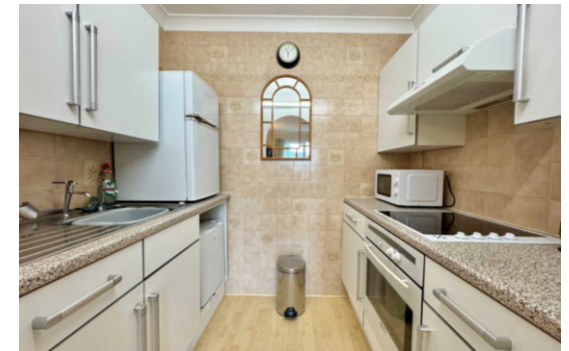




**GASCOIGNE
HALMAN**

23 HOMELYME HOUSE, PARK LANE, POYNTON

THE AREAS LEADING ESTATE AGENT

| £80,000

**** NO ONWARD CHAIN** A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT centrally located in POYNTON VILLAGE within walking distance to SHOPS AND AMENITIES. ENTRANCE HALL, LOUNGE, MODERN FITTED KITCHEN, BEDROOM and SHOWER ROOM. COMMUNAL RESIDENTS LOUNGE, LAUNDRY ROOM and LIFT. WELL MAINTAINED COMMUNAL GARDENS and PARKING.**

Occupying a convenient location within walking distance to local amenities this one bedroom retirement apartment is situated on the second floor at the rear of the development and overlooks the communal gardens. It also benefits from lift access, residents lounge and laundry facilities, house manager, guest suite and 24 hour emergency call out . The apartment is well designed and warmed by slimline electric heaters the accommodation in brief comprises :- Entrance hall with large storage cupboard and 15ft lounge with large window which allows for plenty of natural light and overlooks the communal gardens. The kitchen is fitted with a modern range of wall and base units with roll top work surfaces over and includes a electric oven, and hob with

extractor hood over. The double bedroom benefits from fitted wardrobes and chests of drawers. The fully tiled shower room is complete with walk in shower cubicle, floor mounted vanity unit with wash basin inset , low level wc and heated towel rail. Externally the communal gardens are well maintained and there is also useful residents and visitors parking.

DIRECTIONS

SK12 1RL

TENURE

LEASEHOLD 98 YEAR LEASE FROM 01/09/1985
98 YEARS REMAIN GROUND RENT IS £456 PER ANNUM AND THE SERVICE CHARGE IS £2510 PER ANNUM

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND B

SERVICES

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

EPC

EPC RATING C

POYNTON OFFICE

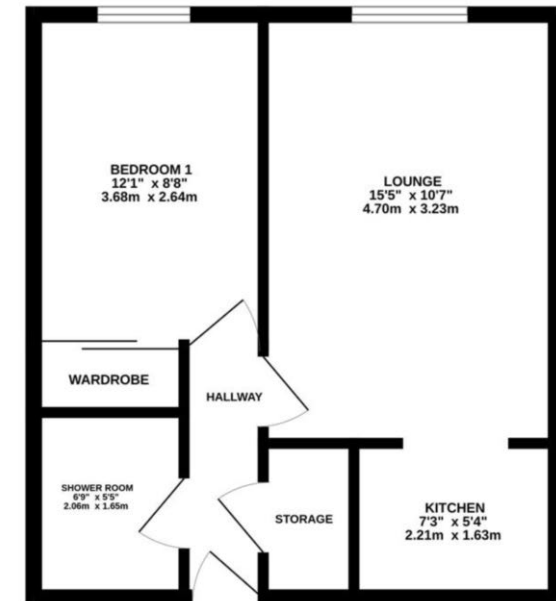
01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

**GASCOIGNE
HALMAN**

SECOND FLOOR
386 sq. ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 386 sq. ft. (35.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given to their operability or efficiency can be given.
Made with floorplan C3224

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