



# GASCOIGNE HALMAN

17 WOBURN COURT, TOWERS ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 17 WOBURN COURT, TOWERS ROAD, POYNTON

### OFFERS OVER £225,000

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.

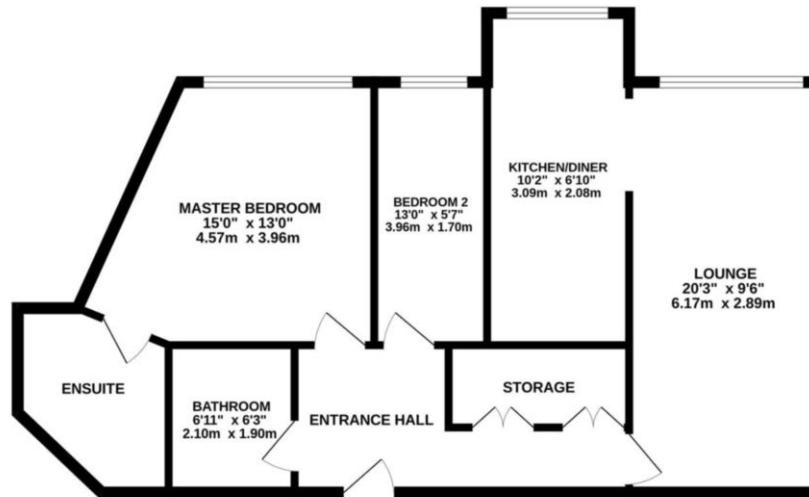
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND D

#### **SERVICES**

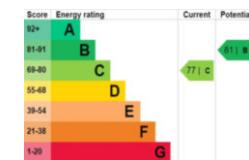
Services have not been tested and you are advised to make your own enquiries and/or inspections.

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 and other fixtures and fittings are approximate and may not be exact. There may be some omission or re-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrixpro 120203

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## POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk  
3 Fountain Place, Poynton. SK12 1QX

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