



**GASCOIGNE
HALMAN**

11 NURSERY DRIVE, POYNTON.

THE AREAS LEADING ESTATE AGENT



11 NURSERY DRIVE, POYNTON.

OFFERS OVER £325,000

***** NO CHAIN *** AN IMMACULATEDLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT located in a QUIET CUL-DE-SAC within WALKING DISTANCE of POYNTON VILLAGE. ENTRANCE HALL, LOUNGE, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS and SHOWER ROOM. ALLOCATED RESIDENTS and VISITORS PARKING. WELL MAINTAINED COMMUNAL GARDENS.**

- ** NO CHAIN **

- A SPACIOUS MODERN GROUND FLOOR APARTMENT

- IMMACULATEDLY PRESENTED THROUGHOUT

- TWO DOUBLE BEDROOMS - MASTER BEDROOM WITH FITTED FURNITURE

- LOCATED WITHIN A SMALL CUL-DE-SAC WITHIN A FEW MINUTES WALK TO POYNTON VILLAGE

- WELL MAINTAINED COMMUNAL LANDSCAPED GARDENS & ALLOCATED/VISITOR PARKING



Conveniently located within a few minutes walk of Poynton village and positioned at the head of a small cul-de-sac, this two double bedroom ground floor apartment is offered to the market with no onward chain. In brief the accommodation comprises:- Communal Entrance Hall, Private entrance hall with two useful storage cupboards, Lounge with wall mounted electric fire, dual aspect windows which provide plenty of natural light and views over the communal rear gardens. The kitchen is fitted with a comprehensive range of cream shaker modern wall, base and drawer units with wood effect roll top work surfaces over, the integrated appliances include an electric oven and hob with a concealed extractor hood over, fridge/freezer, washing machine and slimline dishwasher. The master bedroom extends to over 15ft and benefits from floor to ceiling fitted wardrobes, storage cupboards, headboard and bedside tables, the second bedroom is another double bedroom, this could also be used for a formal dining room should a purchaser wish to do so. The shower room is partially tiled and includes a double shower cubicle, low level wc and wash basin with storage cupboard below. Externally to the front of the property there is allocated and visitor parking spaces. The communal gardens are well tended and fully enclosed by perimeter fencing, the gardens are predominately laid to lawn

DIRECTIONS

SK12 1WB

TENURE

LEASEHOLD 999 YEAR LEASE FROM 01/01/1996 999 YEAR EASE 969 YEARS REMAIN

SERVICE CHARGE

£95 PER MONTH

LOCAL AUTHORITY

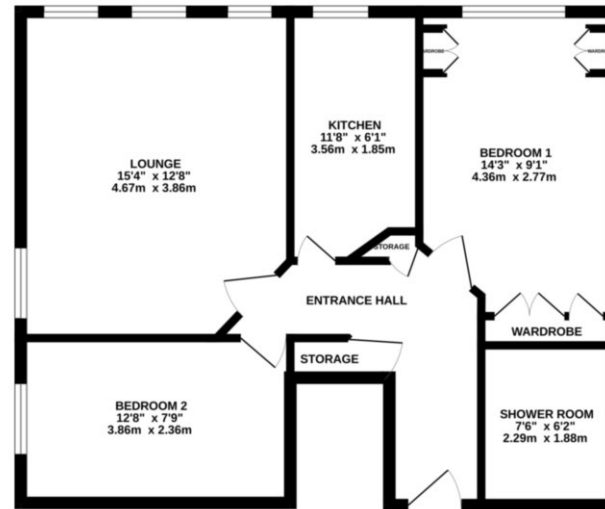
CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

SERVICES (NOT TESTED)

SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR INSPECTIONS

FLOORPLAN & EPC

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA - 615 sq.ft. (57.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The vendor, mortgagee and all other parties have not been named and no guarantee is given. Made with Metagen 02/05

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.



POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

**GASCOIGNE
HALMAN**