



**GASCOIGNE
HALMAN**

3 SOVEREIGN HOUSE, QUEENSWAY, POYNTON

THE AREAS LEADING ESTATE AGENT



3 SOVEREIGN HOUSE, QUEENSWAY, POYNTON

ASKING PRICE £240,000

This BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT is situated in a POPULAR AND CONVENIENT CENTRAL LOCATION just a short walk from Poynton village. Featuring a STYLISH OPEN PLAN LIVING KITCHEN DINING SPACE with CONTEMPORARY FITTED KITCHEN and CENTRAL ISLAND, TWO GENEROUS DOUBLE BEDROOMS with ENSUITE TO THE PRINCIPAL, MODERN MAIN BATHROOM and ALLOCATED PARKING SPACE.

- STUNNING GROUND FLOOR APARTMENT WITH HIGH SPECIFICATION FINISH
- TWO WELL PROPORTIONED BEDROOMS
- SPACIOUS OPEN PLAN LIVING KITCHEN DINING AREA
- MODERN BATHROOM & STYLISH ENSUITE SHOWER ROOM
- CONTEMPORARY KITCHEN WITH QUARTZ WORKTOPS & INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE & WALKING DISTANCE TO POYNTON VILLAGE





DESCRIPTION

Occupying a central position just a short walk from Poynton village, this stunning, modern and stylish two bedroom ground floor apartment offers spacious and well balanced accommodation finished to a high specification throughout. In brief the property comprises:- a welcoming entrance hall, providing access to all principal rooms and useful storage. Positioned to the rear of the apartment is a spacious open-plan living, kitchen and dining area, forming the heart of the home. The contemporary kitchen is fitted with a range of sleek high-gloss units, complemented by quartz worktops and a central island with inset sink and breakfast seating. A full range of integrated appliances includes a dishwasher, microwave, fridge/freezer, oven and induction hob with extractor over, creating a streamlined and highly functional space. The living and dining area is generously proportioned, enhanced by recessed ceiling lighting and large windows allowing for plenty of natural light. The accommodation continues with two well proportioned double bedrooms. Bedroom one benefits from fitted mirrored wardrobes and a stylish ensuite shower room with modern fittings and contemporary tiling. Bedroom two also includes fitted storage and offers excellent versatility, ideal as a guest bedroom, home office or additional sleeping accommodation. The main bathroom is beautifully appointed with a modern three-piece suite, including a bath with overhead shower, a wall-mounted wash hand basin, WC and it is complemented by sleek tiling and quality fittings throughout. The apartment further benefits from a video intercom door entry system, enhancing both security and convenience. Externally, the apartment benefits from one allocated parking space, providing convenient off-road parking.

DIRECTIONS

SK12 1JG

TENURE

LEASEHOLD. 125 YEAR LEASE FROM 1/01/2018 - 117 YEARS REMAINING.

GROUND RENT £230 PER ANNUM / SERVICE CHARGE £1711.80 PER ANNUM.

LOCAL AUTHORITY

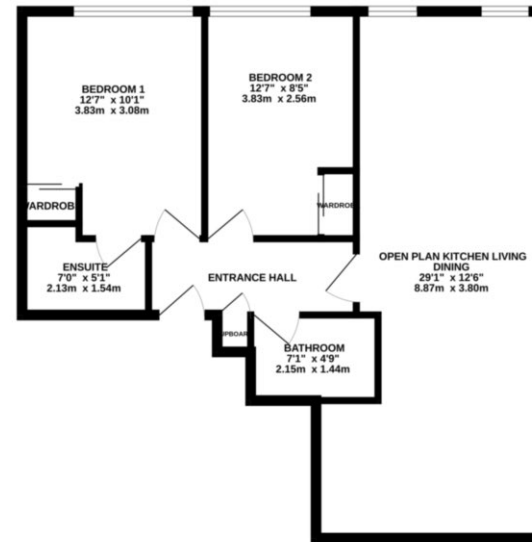
CHESHIRE EAST COUNCIL TAX BAND D

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (60.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors 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 by any prospective purchaser. The accuracy, relevance and applicability of this plan and any other information is to be confirmed by the client. Made with floorplan 10000

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