



**GASCOIGNE  
HALMAN**

A5 WOODVIEW, FIRST AVENUE, POYNTON

---

THE AREAS LEADING ESTATE AGENT

## A5 WOODVIEW, FIRST AVENUE, POYNTON

### ASKING PRICE £175,000

\*\* NO ONWARD CHAIN \*\* AN IMMACULATELY PRESENTED ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT occupying a FAVOURABLE POSITION within this MODERN DEVELOPMENT. 20FT LIVING DINING KITCHEN, MASTER BEDROOM and MODERN FITTED BATHROOM with THREE PIECE SUITE. TWO ALLOCATED PARKING SPACES plus AMPLE VISITOR PARKING.

- A ONE BEDROOM GROUND FLOOR APARTMENT

- IMMACULATELY PRESENTED THROUGHOUT WITH HIGH QUALITY FITTINGS

- MODERN OPEN PLAN LIVING DINING KITCHEN

- MODERN FITTED BATHROOM

- SECURE ENTRY SYSTEM

- TWO ALLOCATED PARKING SPACES & AMPLE VISITOR PARKING

**DESCRIPTION**

Occupying a prime position being located on the ground floor and at the front of this modern apartment development, this one double bedroom apartment is immaculately presented throughout with a high specification finish. The apartment has been well planned and has a modern open plan feel and in brief comprises:- Communal entrance with stair and lift access, private entrance hall with useful storage cupboard, large open plan living dining kitchen with french doors and windows to the front aspect which allow for plenty of natural light, the kitchen area is fitted with a modern range of white high gloss handle-less wall, base and drawer units which is complemented by square edge work tops, the integrated appliances include a fridge/freezer, washing machine, dishwasher, ceramic hob, electric oven with concealed extractor hood. The bedroom is a good sized double bedroom. The main bathroom is partially tiled and features a modern white three piece suite complete with panelled bath with shower over, wall hung wash basin with mixer tap, concealed cistern wc with wall mounted flush and chrome heated towel rail. The apartment is heated by electric heaters and also has a combination of double and triple glazed windows. Externally there are well maintained communal lawned gardens and this apartment boasts two allocated parking spaces within the secure car park, there is also ample visitor parking.

**DIRECTIONS**

SK12 1BF

**TENURE**

LEASEHOLD - 999 YEARS FROM 01/01/2018. 991 YEARS REMAINING. SERVICE CHARGE IS £1797.14 PER ANNUM. BUILDINGS INSURANCE £272.02 PER ANNUM.

**LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND B

**SERVICES (NOT TESTED)**

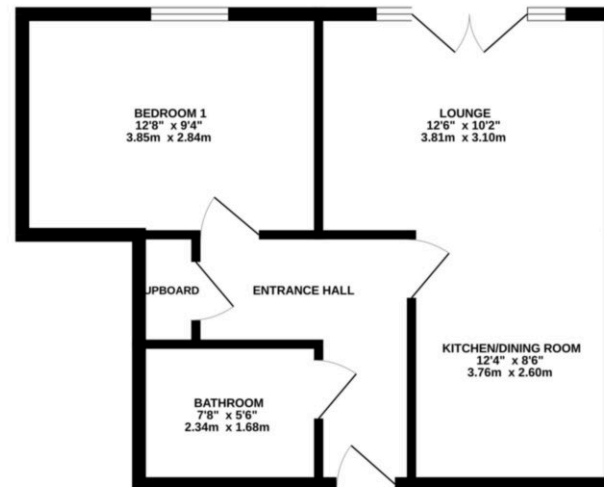
Services have not been tested and you are advised to make your own enquiries and/or inspections.

**EPC**

EPC RATING D

---

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 452 sq ft. (42.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown herein are not intended and no guarantee is to be given for anything or anything not shown. Made with Blueprints (2020).

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**