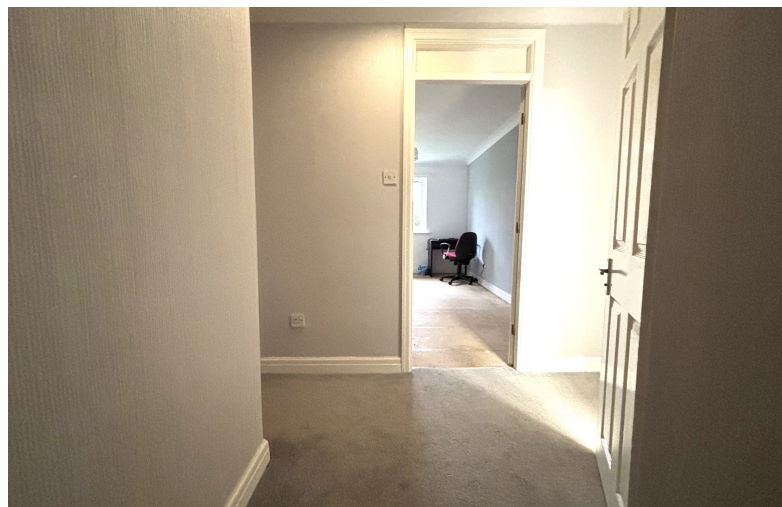




Flat1 Cedarwood Legh Close | Poynton | SK12 1JW

EDWARD
mellor



Features

- 2 Bedroom Ground Floor Retirement Apartment
- No Onward Chain
- Well Presented Throughout
- Poynton Village Location
- Pleasant Communal Gardens

A 2 BEDROOM GROUND FLOOR APARTMENT for the over 55's which is located in the heart of Poynton Village and within walking distance of local shops and amenities. This well cared for apartment enjoys a much favoured ground floor position with French doors from the lounge opening onto the

delightful communal lawned gardens and is being offered for sale with NO ONWARD CHAIN. In addition, the apartment benefits from UPVC double glazing, electric storage heating and residents and visit parking. This select development off Park Lane embraces a friendly, community atmosphere

among its residents with a pleasant residents lounge for social engagements whilst also offering independent living. A new 125 year lease will be created upon exchange of contracts. Viewing recommended.

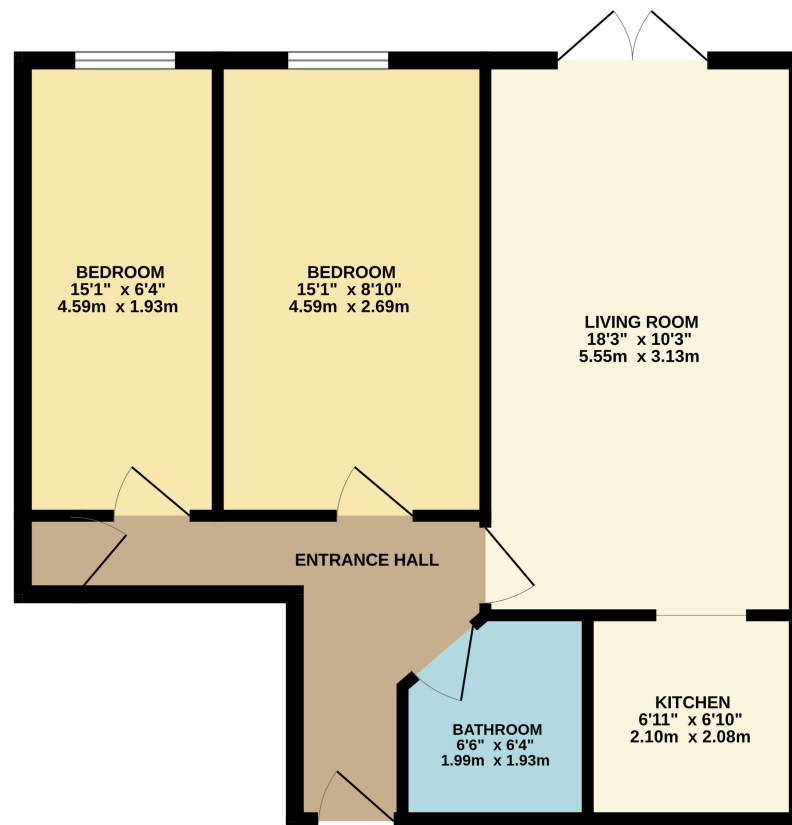


The accommodation on offer briefly comprises : Communal entrance hall with security entry system, private entrance hall with useful built in storage, impressive size living room which provides ample room for both seating and dining and French doors overlooking the communal lawned gardens, attractively fitted kitchen, 2 good size bedrooms and a superbly fitted 3 piece bathroom suite.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: C
- Tenure: Leasehold

EPC Rating

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