



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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POYNTON

CHESHIRE

A FIRST FLOOR RETIREMENT APARTMENT SET WITHIN A HIGHLY REGARDED DEVELOPMENT CLOSE TO THE VILLAGE CENTRE



28 CEDARWOOD, LEGH CLOSE, POYNTON, SK12 1JW.

Cedarwood, a highly regarded retirement apartment complex, is set within its own well tended grounds close to Poynton village centre. The main shopping area and community use buildings are within easy walking distance.

There is a House Manager in residence in Cedarwood with an intercom installed to each apartment. Security is provided by a video link with controls of the front door lock enabling residents to allow visitors to enter from their own apartment.

There is an impressive Entrance Foyer and spacious communal Lounge. There are laundry facilities and a Guest Suite. The apartment has double glazing and heating is provided by an off-peak central heating system.

*Please take note of these points*

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

In detail the accommodation comprises:

ENTRANCE HALL	Large cloaks cupboard with folding mirror doors.
LIVING ROOM	14'3" (4.34m) x 10'4" (3.15m) Electric fire in fireplace surround. Two wall light points. Off-peak electric heater.
KITCHEN	6'10" (2.08m) x 6'10" (2.08m) Fitted units incorporating a stainless steel sink, cupboards and drawers with work surfaces, 'AEG' four hob electric cooker and oven, extractor fan. cooker hood, wall cupboards with underlighting.
BEDROOM	11'0" (3.35m) x 8'9" (2.68m) Fitted wardrobe. Airing cupboard with base tube heater. Off-peak electric heater.
BATHROOM	Panelled bath with 'Triton T70' shower. Vanitory washbasin unit with cupboard under. W.C. – low level suite. Large mirror with overlighting. Tiled walls. Extractor fan. Wall heater.
<u>SERVICES:</u>	Mains services of electricity, water and drainage are connected and there is a telephonic connection. An alarm call system to the House Manager is within.
<u>TENURE:</u>	Leasehold with a Ground Rent of £30 per annum. The Service Charge for 2009 is £140 per month.

COUNCIL TAX BANDING:

'B'

VACANT POSSESSION UPON COMPLETION

PRICE:

**£99,950**

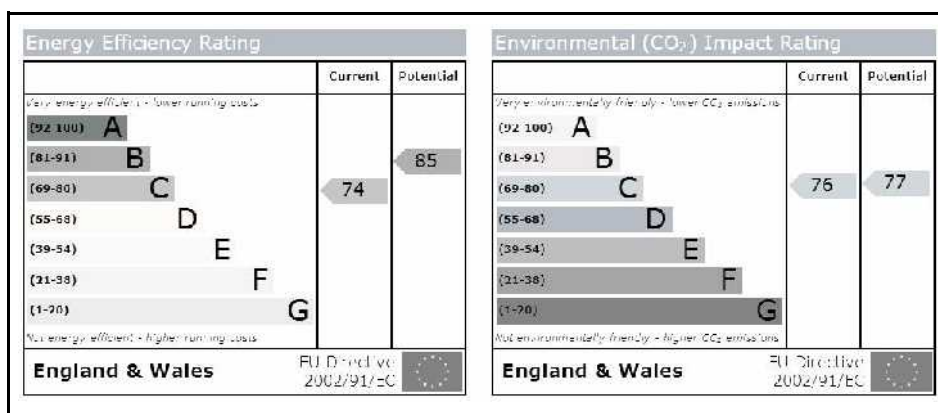
VIEWING:

By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From Fountain Place, travel up Park Lane and after about two hundred yards turn right into Legh Close and Cedarwood is situated at the end of the cul-de-sac.

ENERGY RATINGS:



**Visit our website at [www.michael-hart.co.uk](http://www.michael-hart.co.uk)**

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).