

Apt 3, The Pines, Buxton Road West, Cheshire

Guide Price: £220,000

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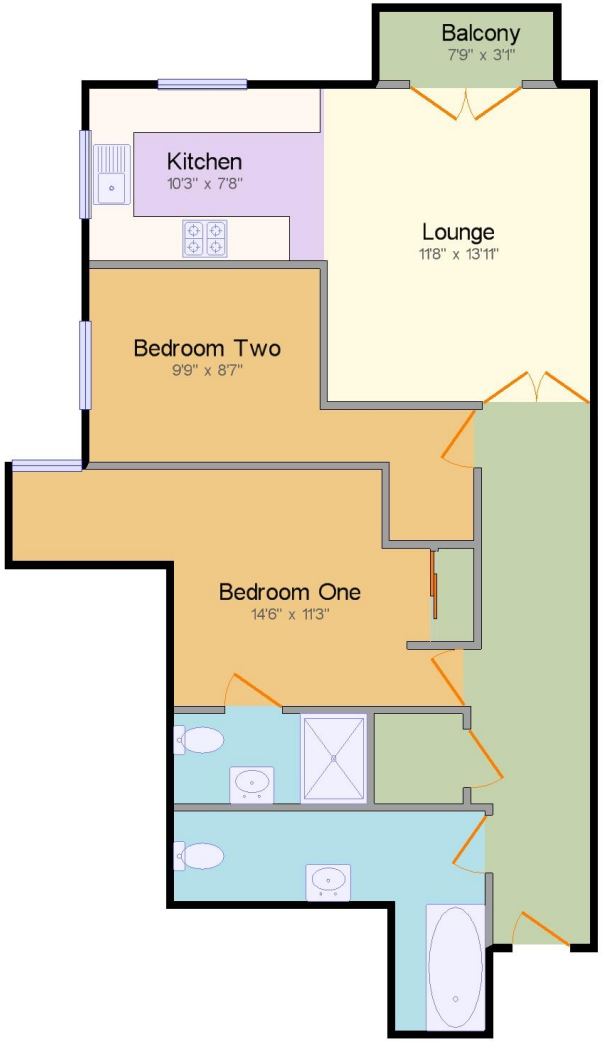






Apt 3 - No Onward Vendor Chain. This spacious ground floor apartment is ideally situated within walking distance of Lyme Park and will appeal to discerning purchasers seeking a low-maintenance, economical home in a highly desirable location. The well-presented accommodation briefly comprises a welcoming entrance hallway with security intercom system, a generous lounge/dining room, and a contemporary fitted kitchen. There are two well-proportioned double bedrooms, the principal benefiting from an en-suite shower room, together with a stunning modern bathroom fitted to a high standard. Externally, the property enjoys the added advantage of a private single garage, visitor parking bays and beautifully maintained, mature landscaped communal gardens, providing attractive surroundings throughout the year. This superb apartment offers a wonderful combination of space, convenience and easy living, making it an ideal purchase for professionals, downsizers or those seeking a lock-up-and-leave lifestyle. Early viewing is highly recommended. £1,200 monthly rental potential 7.24% gross yield.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total approx floor area: 822.7 ft² (76.4 m²)
Ground Floor: 822.7 ft² (76.4 m²)





Council Tax Band: **C**

Tenure: **Leasehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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