



A Superb New Build Residential Conversion of 34
beautifully appointed 1 & 2 bedroom Apartments

FIRST AVENUE, POYNTON, CHESHIRE, SK12 1BF







Woodview is a high specification, contemporary development by 'Quorum' comprising one and two bedroom apartments. Located in close proximity to all amenities offered by Poynton town centre, it is due for completion in late 2018".

Spacious one and two bedroomed apartments with excellent on site parking. With excellent connections to rail, road and Manchester airport, and on the doorstep of the stunningly beautiful Peak District National Park, Woodview has so much to offer.

This affluent town lies on the very edge of the beautifully unspoilt Lyme Park and the Peak District beyond, but is only a 20 minute train ride from Manchester city centre. Circumnavigated by brand new roads, Woodview will be a similar drive time from Manchester airport, but retains its charm as a self-contained neighbourhood, home to a host of pubs, restaurants, independent shops and essential services.



STAY CONNECTED

A meeting in London, a lunch in Wilmslow, a city break in Europe. Woodview is effortlessly connected to the most important places.



MANCHESTER AIRPORT

A short 20 minute walk will get you to Poynton train station.

POYNTON

- 15 minutes
- 2 minutes

MANCHESTER

- 25 minutes
- 30 minutes

STOCKPORT

- 12 minutes
- 20 minutes

MORE TRAVEL

LONDON

MAC > EUS 1h43m

MANCHESTER AIRPORT

20 minutes

WILMSLOW

14 minutes

MACCELSFIELD

20 minutes

M60

STOCKPORT

↑ MANCHESTER

A34

MACCELSFIELD CANAL

HAZEL GROVE

→ PEAK DISTRICT

BRAMHALL

A523

A6 MARR

NEW AIRPORT RELIEF ROAD

A6 MARR

HANDFORTH DEAN SHOPPING CENTRE

A6 MARR

TRAIN STATION

POYNTON

NEW AIRPORT RELIEF ROAD

LYME PARK

WOODFORD

NEW POYNTON RELIEF ROAD

WILMSLOW

↓ MACCELSFIELD

A523



PRESTBURY



KITCHEN SPECIFICATION

Magnet handleless kitchen.

Square edged laminate worktop.

Franke brushed stainless steel one & half bowl sink with drainer, brushed stainless steel pillar mixer tap.

Beko easy-clean glass induction hob.

Beko stainless steel built-under electric fan oven.

Integrated Beko tall fridge / freezer, dishwasher and washer/dryer.

Elicia integrated chimney hood vented to atmosphere.

Brushed stainless steel switches & sockets with 'Metro' tiled splashbacks above worktop.

Wall cupboards with integral LED concealed downlighters.

Recessed brushed nickel LED ceiling mounted spotlights.



LIVING AREA SPECIFICATION

Tarkett wood effect luxury vinyl tiles to kitchens, bathrooms & stores.

Cormar British made 'Extra Heavy Duty Domestic Sensation Twist' broadloom carpet to lobby, living room & bedrooms.

Real oak veneered solid core entrance door with brushed stainless steel ironmongery.

Painted solid core internal doors with brushed stainless steel ironmongery.

Video intercom door access security system.

Media faceplate for TV & telecoms connectivity within living rooms & master bedrooms.

Contemporary electric panel heaters throughout.



BATHROOM SPECIFICATION

- Vitra concealed cistern & Vitra Sirius dual flush plate - Chrome
- Vitra Shift back-to-wall toilet & Vitra soft close seat and cover
- Vitra washbasin & pedestal
- Vado Sense mono basin mixer tap with Clic-Clac waste - Chrome
- Kaldewei Eurowa steel bath tub - White
- Premium rigid acrylic bath panel
- Vado Mix 2 handle, 2 outlet - Chrome
- Slide rail shower kit with single function handset & wall mounted shower hose - Chrome
- Exafill Vado push click universal bath filler waste & overflow - Chrome
- Roman Haven square edge bath screen - Silver/Clear Glass
- Spectrum cabinet & wall mounted mirrors

EN-SUITE SPECIFICATION

- Vitra concealed cistern & Vitra Sirius dual flush plate - Chrome
- Vitra Shift back-to-wall toilet & Vitra soft close seat and cover
- Vitra washbasin & pedestal
- Vado Sense mono basin mixer tap with Clic-Clac waste - Chrome
- Vado Mix 2 handle, 2 outlet - Chrome
- Slide rail shower kit with single function handset & wall mounted shower hose - Chrome
- Destini low profile flat top shower tray & Destini fast flow shower waste - White.
- Destini legset & panel
- Haven shower screen & bi-fold shower door - Silver
- Spectrum cabinet & wall mounted mirrors



WARRANTY

The Apartments in Woodview are covered by a 10 year structural warranty provided by Checkmate, a company approved by the Council of Mortgage Lenders.



checkmate.uk.com

TENURE

There has been much in the media of late relating to Leasehold properties and escalating Ground Rents.

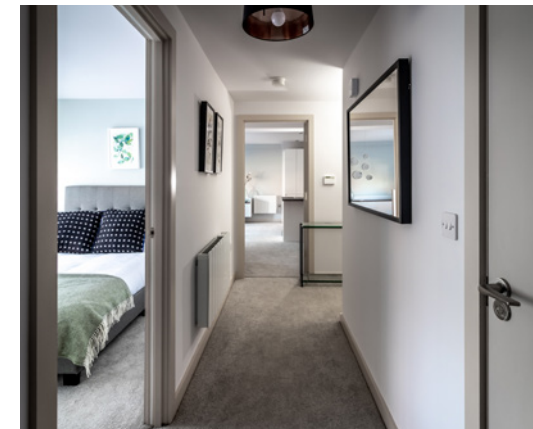
The apartments in Woodview are being sold on a leasehold basis as it is usual practice for apartments, and importantly, this facilitates mutual rights between occupants of shared buildings such as this.

Our apartments are offered for sale with a 999 year Lease subject to a Peppercorn Ground Rent (£1 pa) and as each property is sold the new owners will acquire a 1/34 share in the Management Company.

When all 34 properties are sold , the Freeholder (our client) will pass the Freehold to the Management Company which is effectively ALL of the owners at Woodview., who will therefore have full control of their development.

PARKING

1 bedroom apartments are provided with 1 parking space. 2 bedroom apartments are provided with 2 parking spaces. Additional spaces can be requested but are subject to availability.



FLOOR PLANS

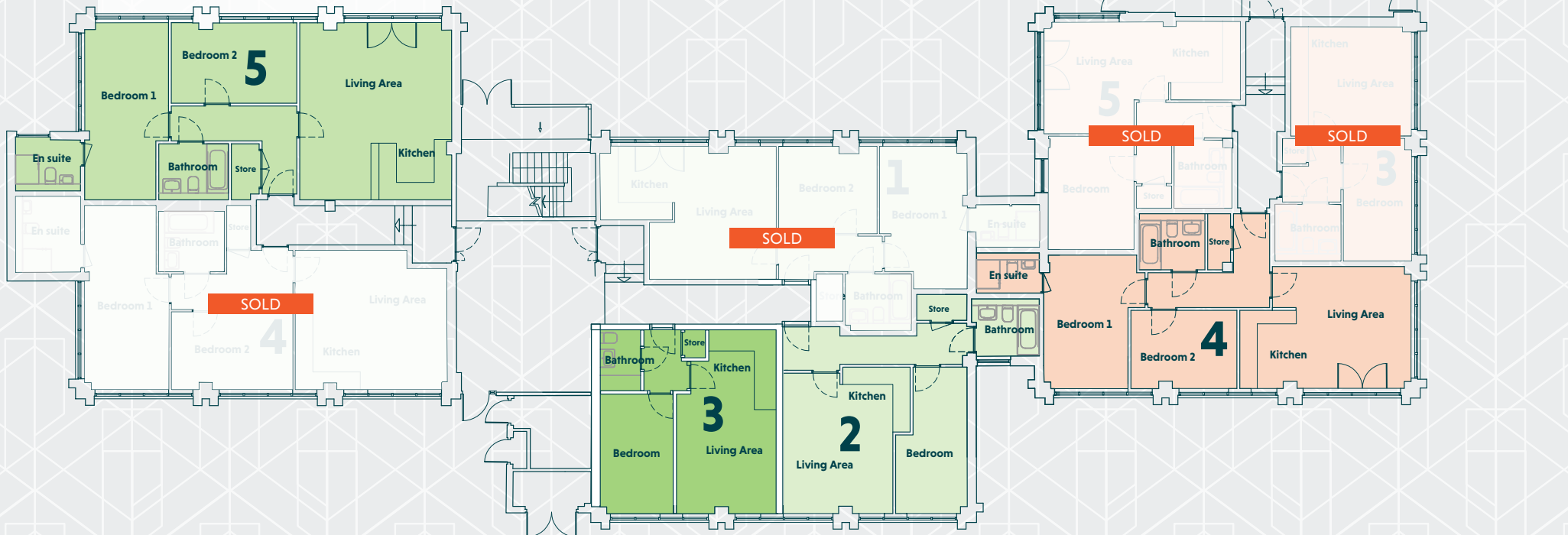
GROUND FLOOR

BLOCK B

- 1 2 Bedroom 64.85m² S
- 2 1 Bedroom 46.65m²
- 3 1 Bedroom 41.10m²
- 4 2 Bedroom 72.50m² S
- 5 2 Bedroom 81.10m²

BLOCK A

- 1 2 Bedroom 67.10m²
- 2 2 Bedroom 84.00m² S
- 3 1 Bedroom 34.82m² S
- 4 2 Bedroom 65.15m²
- 5 1 Bedroom 45.65m² S



FLOOR PLANS

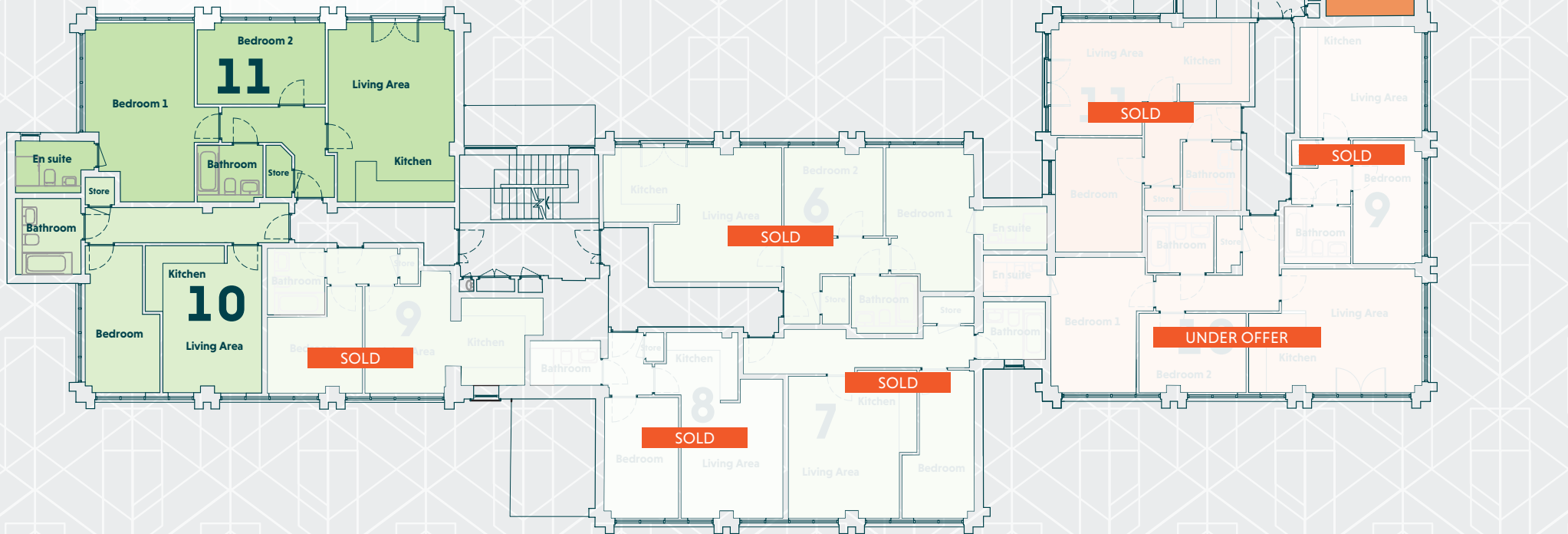
FIRST FLOOR

BLOCK B

6	2 Bedroom	65.00m ²	S
7	1 Bedroom	46.30m ²	S
8	1 Bedroom	39.50m ²	S
9	1 Bedroom	36.65m ²	S
10	1 Bedroom	46.30m ²	S
11	2 Bedroom	78.55m ²	S

BLOCK A

6	2 Bedroom	66.50m ²	
7	1 Bedroom	51.40m ²	UO
8	1 Bedroom	41.60m ²	
9	1 Bedroom	35.00m ²	S
10	2 Bedroom	65.31m ²	UO
11	1 Bedroom	45.70m ²	S



FLOOR PLANS

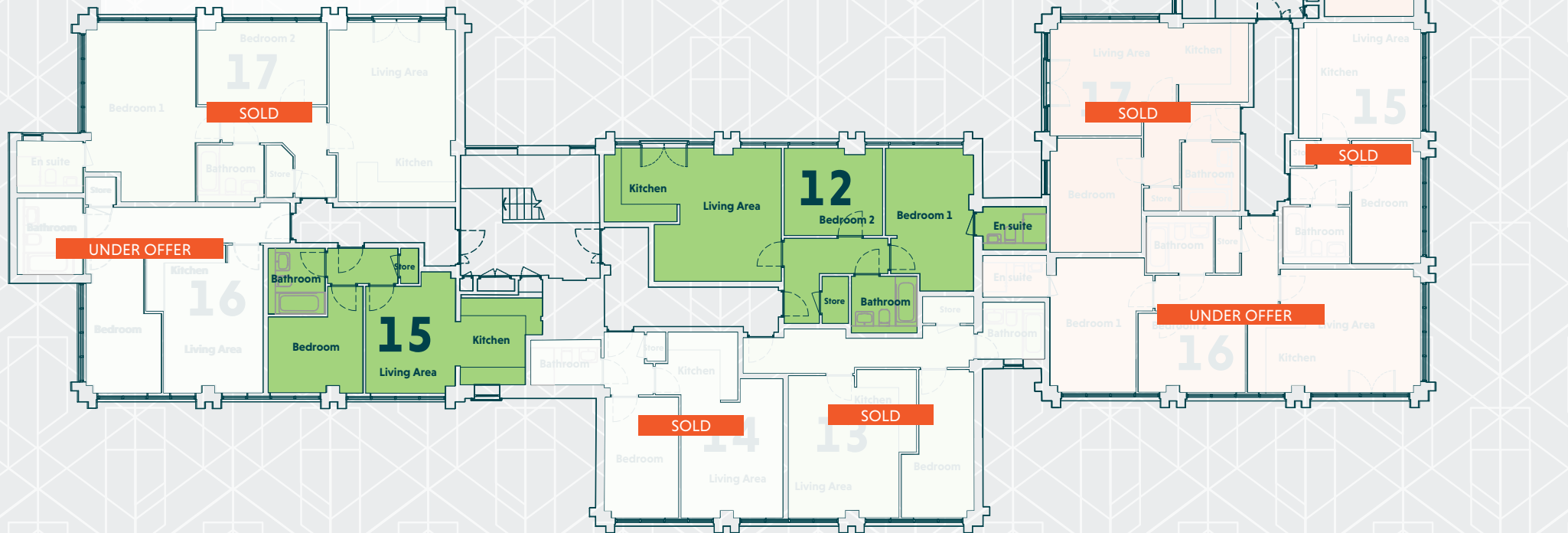
SECOND FLOOR

BLOCK B

12	2 Bedroom	64.95m ²	
13	1 Bedroom	46.30m ²	S
14	1 Bedroom	39.75m ²	S
15	1 Bedroom	37.23m ²	
16	1 Bedroom	46.42m ²	UO
17	2 Bedroom	78.50m ²	S

BLOCK A

12	2 Bedroom	66.50m ²	
13	1 Bedroom	51.45m ²	UO
14	1 Bedroom	46.25m ²	S
15	1 Bedroom	35.64m ²	S
16	2 Bedroom	65.22m ²	UO
17	1 Bedroom	45.50m ²	S





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