



Chelford

Dixon Court, Knutsford Road



Chelford, SK11 9AU

Knutsford Road

£212,500



The Property

This immaculately presented, two bedroom two bathroom 2nd floor apartment has been well maintained and improved over the years to now offer light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open plan Living Dining Kitchen with fitted appliances and southerly aspect, the principal bedroom suite with en-suite shower room, the split level entrance hall with large storage cupboard as well as the communal storage directly opposite the entrance of the apartment. Located in an ever popular position, forming a development of similar properties in the heart of the village, close to all local amenities and schooling whilst being ideally positioned for Chelford Train station and all other major network links to the Northwest and beyond.

The apartment is approached through wrought iron electronically operated gates leading to the allocated and visitor parking with well tended communal gardens giving opportunity for alfresco dining and enjoying the view over the bowling green. Bike store.

Directions

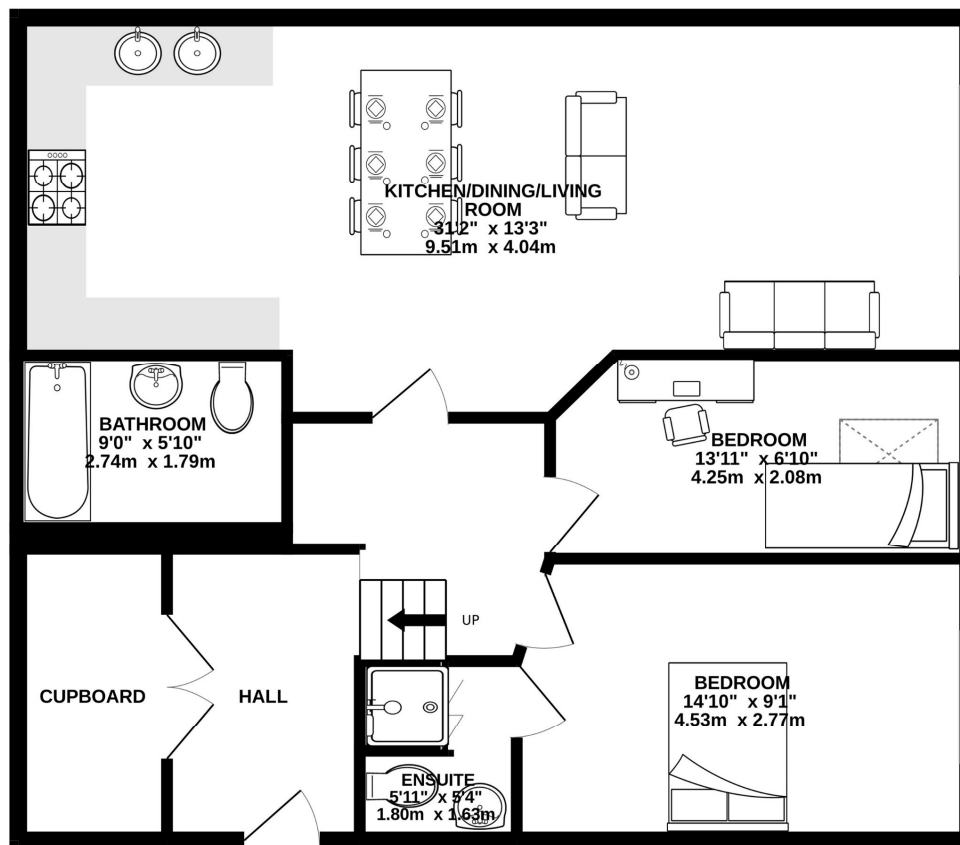
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford, pass the Egerton Arms public house on the left and continue along the road. After passing Chelford Farm Supplies on the right Dixon Court will be found on your right.

- An immaculately presented 2nd floor apartment
- Light & spacious open plan living accommodation
- Fitted kitchen with integrated appliances
- Two bedrooms
- Two bathrooms (one en-suite)
- Communal gardens
- Private gated allocated & visitor parking
- Bike shed

Postcode – SK11 9AU
EPC Rating – C
Tenure – Leasehold (999yr Lease)
Ground Rent – £200 per annum
Service Charge – £85 pcm
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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