



Knutsford  
Regent Street

  
IRLAMS  
*of Knutsford*



# Knutsford, WA16 6GR

Regent Street  
£290,000



## The Property

This superb, modern first floor apartment forms part of an exclusive and popular development situated at the heart of Knutsford Town Centre, and within a short stroll of all local amenities including Knutsford's shops, bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park and The Heath. The apartment itself comes beautifully presented throughout, with high-quality fittings and fixtures throughout. Particular mention must be made of the superb open-plan living dining kitchen, recently fitted with high-end appliances and with Juliet balcony.

The property is approached via a communal entrance hall accessed direct from the street.

Further benefitting the property is an allocated parking space in a secure, under-croft communal garage.

## Directions

From Canute Square head south along Princess Street and turn left on to Regent Street. The property can be found shortly on the right-hand side.

- A superb first floor apartment
- Situated in the heart of Knutsford Town centre & all its amenities
- Open plan living accommodation
- Recently fitted kitchen with integrated appliances & breakfast bar seating area
- Two generous bedrooms
- Spacious bathroom
- Secure allocated parking in under-croft garage

**Postcode** – WA16 6ED

**EPC Rating** – TBC

**Tenure** – Leasehold

999 year lease from 1<sup>st</sup> Jan 2004

Ground Rent £150/annum

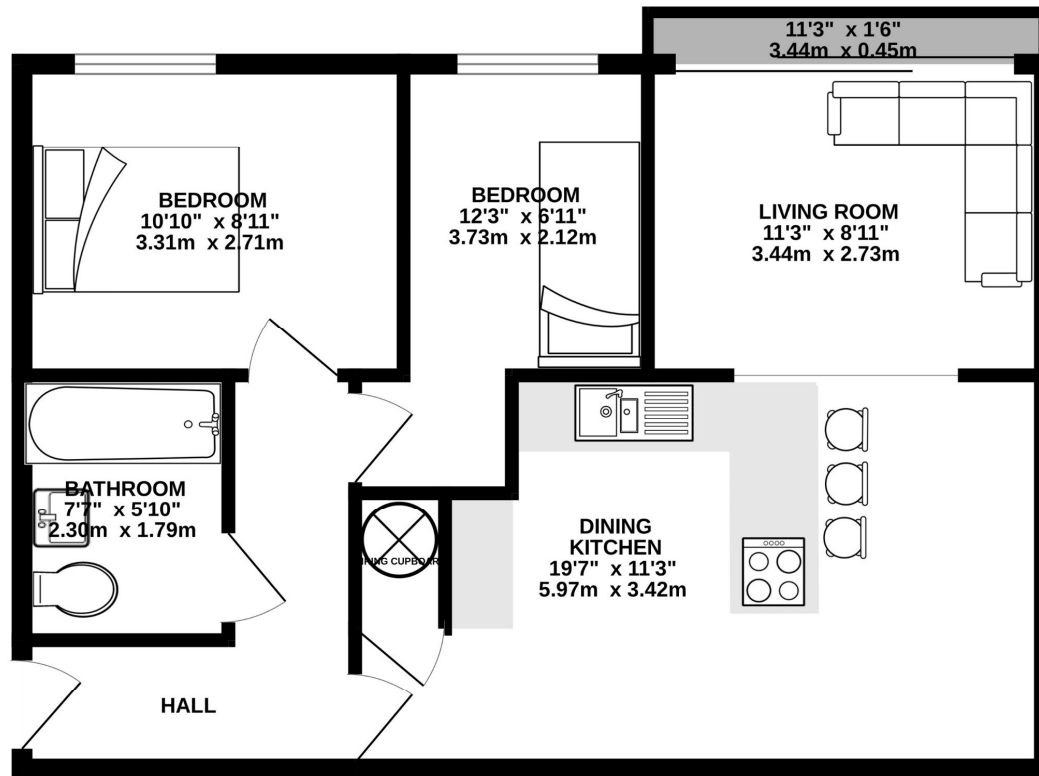
Service Charge £493/quarterly

**Local Authority** – Cheshire East

**Council Tax** – Band C



GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.

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