



Knutsford  
Oakwood, Tabley Road





# Knutsford, WA16 0NY

## Tabley Road

### £80,000



### The Property

This well presented, one- bedroom top floor apartment forms part of a charming retirement development located within the heart of the town. The property has been lovingly maintained over the years by the current owner and offers light and spacious living accommodation over one floor. Particular mention has to be made of large living room with window to the side elevation allowing floods of natural light, the bedroom complete with fitted furniture as well as the well-presented shower room. The development itself sits in a convenient position on a leafy, tree-lined road opposite The Heath and within a short stroll of all local amenities. Residents have use of a lovely communal lounge with toilet and kitchen facilities, overnight suites are also available for guests (subject to charges) and on-site house managers throughout the week.

The property sits in beautifully maintained grounds, with communal lawns complete with various seating areas bordered by mature trees, shrubs and flower beds. The property is approached via a communal car park with spaces subject to availability and benefits from reserved visitors' spaces.

### Directions

From the roundabout in Canute Square travel along Manchester Road (A50) passing The Heath on your left. Turn left into Tabley Road and the entrance to Oakwood will soon be seen on your right.



- Well-presented apartment situated within the lovely Oakwood development
- Situated within a short flat walk of Knutsford town centre & all amenities

**Postcode** – WA16 0NY

**Tenure** – Leasehold

**Service Charge** – £2,370 per annum

**Ground Rent** – £70 per annum

**Local Authority** – Cheshire East

**Council Tax** – Band B

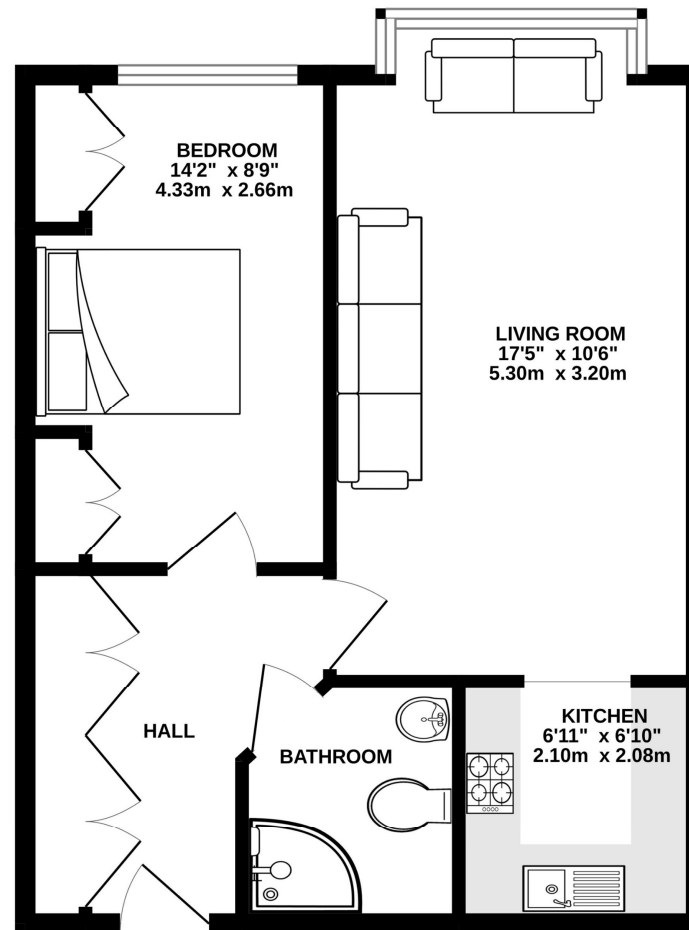
**EPC** - E

- Spacious living accommodation
- Generous bedroom
- Shower room
- Communal gardens
- Parking & visitor parking available





GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 sq.m.) approx.

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