



Knutsford  
Oakwood, Tabley Road

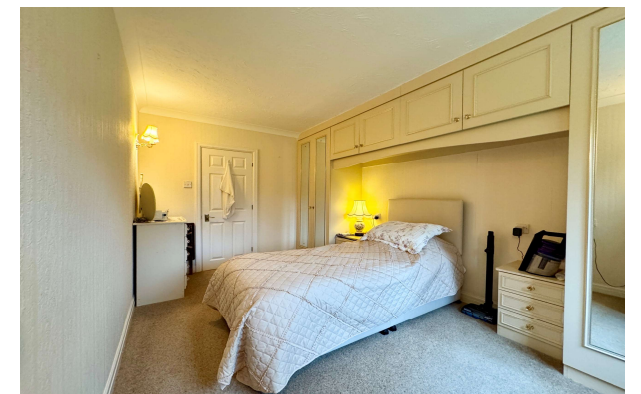




# Knutsford, WA16 0NY

## Tabley Road

### £90,000



### The Property

This immaculately presented, one-bedroom apartment sits in arguably one of the most desirable positions located on the ground floor with uninterrupted views over the communal grounds. The property has been well maintained by the current owner and offers spacious and light accommodation on the ground floor. Particular mention has to be made of the recently re-fitted shower room, the spacious bedroom with fitted furniture as well as the living dining room overlooking the established and manicured communal gardens. Oakwood itself is located well within walking distance of the town on a leafy, tree-lined road with easy access to both The Heath and all local amenities. All 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.



- Immaculately presented apartment situated within the lovely Oakwood development
- Situated within a short flat walk of Knutsford town centre & all amenities
- Spacious living dining room open to kitchen
- Generous bedroom
- Shower room
- Beautiful communal gardens
- Parking & visitor parking available

**Postcode** – WA16 0NY

**Tenure** – Leasehold

**Service Charges** – £362.00 pcm

**Ground Rent** – £75.00 per annum

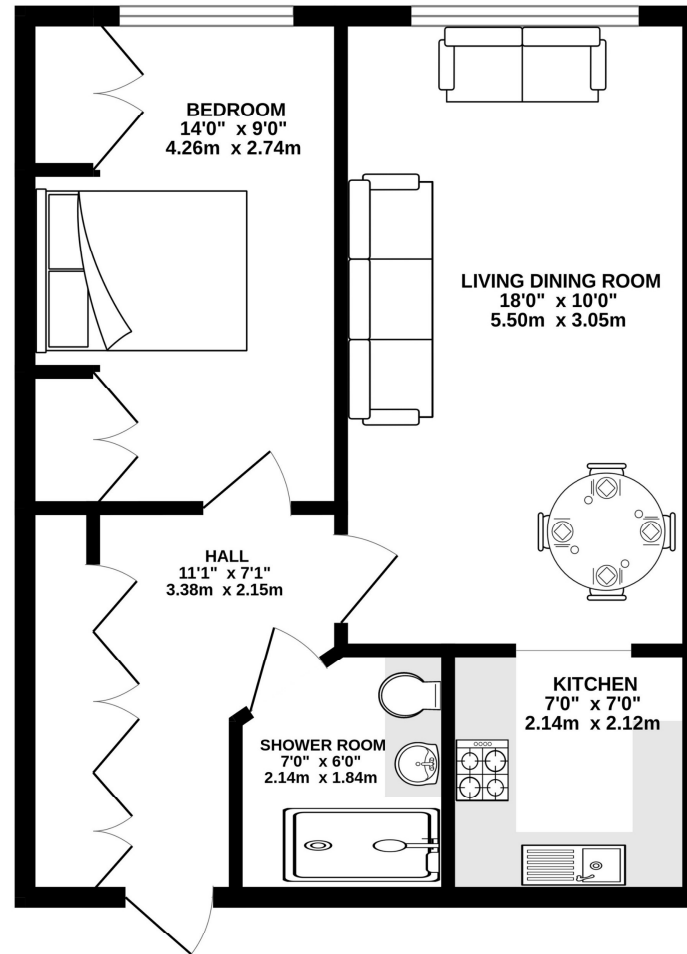
**Local Authority** – Cheshire East

**Council Tax** – Band B

**EPC** - C



GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.

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