



**GASCOIGNE
HALMAN**

BEECHWOOD, TABLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

MOTIVATED SELLER and OPEN TO OFFERS! Situated on the ever-popular Beechwood development, this modern second-floor apartment is within a short flat walk of Knutsford Town Centre and offered with no chain.

Located close to Knutsford Town Centre and within a short flat walk of a host of local amenities such as doctors surgery's, dentists and supermarkets this beautifully presented second-floor one-bedroom retirement apartment comes to the market with no onward chain.

The apartment benefits of being situated on the second floor. There is a welcoming entrance hall with fitted cupboards, a good sized double bedroom, and a bathroom with Shower over the bath. To the rear of the apartment is the living room and the well-presented kitchen. The development also has a communal living room, laundry room, en-suite guest services and extremely well kept landscaped gardens.

DIRECTIONS

SAT NAV: WA16 0PQ

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from

boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

SERVICES

Mains electric and water are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: B

TENURE

Leasehold. 86 Years Remaining. £67 PA Ground Rent and £2730 PA Service Charge.

ENERGY PERFORMANCE RATING

Rating : C

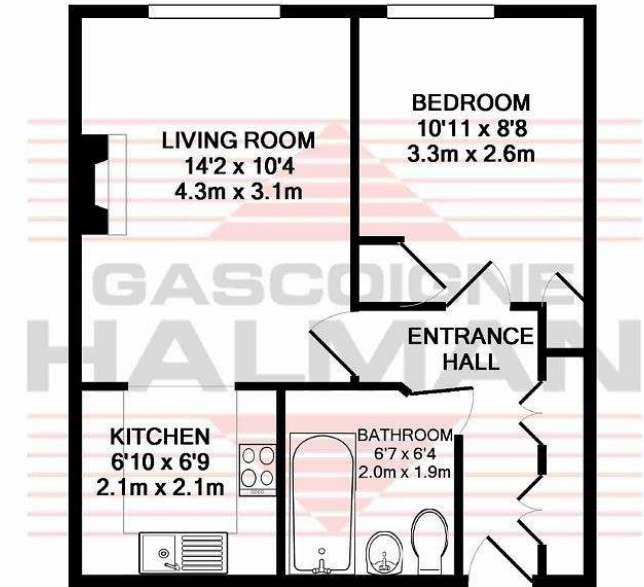
KNUTSFORD OFFICE

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TOTAL APPROX. FLOOR AREA 401 SQ.FT. (37.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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