



**GASCOIGNE  
HALMAN**

LIBRIS PLACE, STANLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Modern apartment located within walking distance of the train station and town centre. Benefitting from 2 double bedrooms, 2 bathrooms and allocated parking. An ideal first home, or buy to let. NO CHAIN..

This bright and spacious 2 double bedroom, 2 bathroom ground floor apartment benefits from a private resident's car park with an allocated bay, a covered outdoor patio which enjoys a southerly aspect, and is enhanced further by a stylish new fitted breakfast kitchen. The accommodation briefly comprises an entrance hallway with cloaks cupboard and, open-plan designed living/dining room which opens into the newly fitted kitchen. There are two double bedrooms with the principal benefitting from the En-suite and new carpet. A bathroom with a 3-piece suite completes the accommodation.

#### DIRECTIONS

SAT NAV: WA16 0GP

#### 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.

#### TENURE

Leasehold. 150 years lease with 128 years remaining. Ground rent £200pa Service Charge £133.05pcm

#### SERVICES (NOT TESTED)

All mains services 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: D

#### VIEWING

Viewing strictly by appointment through the Agents.

#### ENERGY PERFORMANCE RATING

Rating : D

#### KNUTSFORD OFFICE

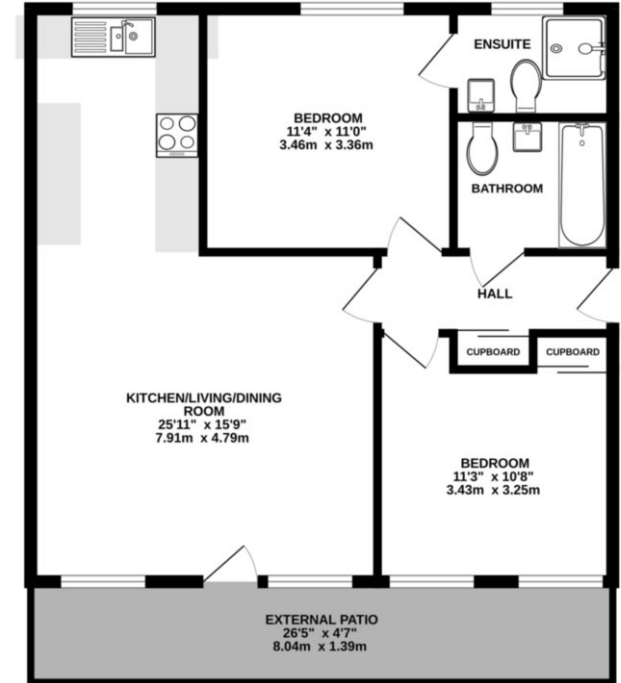
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GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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