



**GASCOIGNE
HALMAN**

ASH COURT, KING EDWARD ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain: A beautifully presented two bedroom second-floor apartment, occupying a superb position to the rear of Ash Court enjoying lovely sunny aspects, with views over Egerton School. Ash Court is a desirable town centre retirement scheme for the over 60™s, which is situated almost adjacent to Booths supermarket and the bus station, and only a short flat walk to the vibrant town centre.

This conveniently situated apartment offers well-presented and beautifully proportioned accommodation comprising of a hallway with storage cupboards, bright and spacious living/dining room with recently re-laid carpet and box bay window enjoying sunny aspects and views over Egerton Primary School. Open to the living room is a recently refitted kitchen with appliances. There are two good sized bedrooms including a spacious double principal bedroom with fitted wardrobes, both served by a shower-room comprising of a fully tiled shower enclosure, W.C and vanity wash basin.

Ash Court is a highly desirable and popular development of purpose built warden assisted retirement apartments. The property features door entry intercoms and emergency pull-cord alarms. Additionally, the development provides communal facilities including a resident's lounge, well equipped laundry and comfortable guest bedrooms with En-suite bathrooms. A lift serves all floors and there is ample parking to the rear of the building.

DIRECTIONS

SAT NAV : WA16 oBE

KNUTSFORD OFFICE

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26 Princess Street, Knutsford, WA16 6BU

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 services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band 'C'

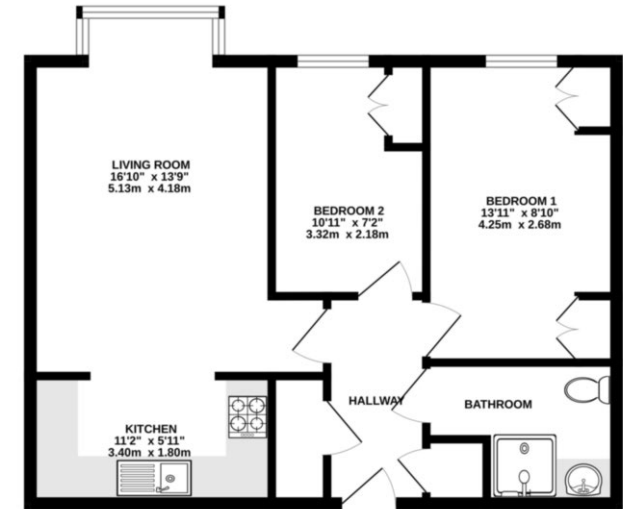
TENURE

Leasehold. Length of lease 99 Years from new, 62 years remaining. Service charge £4283.34 per annum Ground rent £228.42 per annum.

ENERGY PERFORMANCE RATING

Rating 'C'

2ND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (52.9 sq.m.) approx.
Measurements are approximate. Not to scale. Intended for guidance only.
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