



GASCOIGNE HALMAN

KING EDWARD ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

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No Chain: Occupying a quiet corner position and therefore benefitting from only one adjoining neighbour, this immaculate two bedroom second-floor apartment enjoys a favourable sunny aspect position to the rear of Ash Court. Ash Court is a desirable town centre retirement scheme for the over 60s, 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 corner apartment offers beautifully-appointed and well-proportioned accommodation comprising of a hallway with storage cupboards, bright and spacious living/dining room with recently re-laid carpet and striking bay window enjoying sunny aspects and views over Egerton Primary School. Open to the living room is a recently refitted kitchen with appliances, which unlike other apartments benefits from a window overlooking playing fields. There are two good sized bedrooms including a spacious double principal bedroom, both served by a well-appointed 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 0BE

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. 99 Year Lease with 62 Years remaining. £228 PA Ground Rent £356 per month Service Charge

SERVICES

Mains electric and water 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 C

ENERGY PERFORMANCE RATING

TBC

VIEWING

Viewing strictly by appointment through the Agents.

KNUTSFORD OFFICE

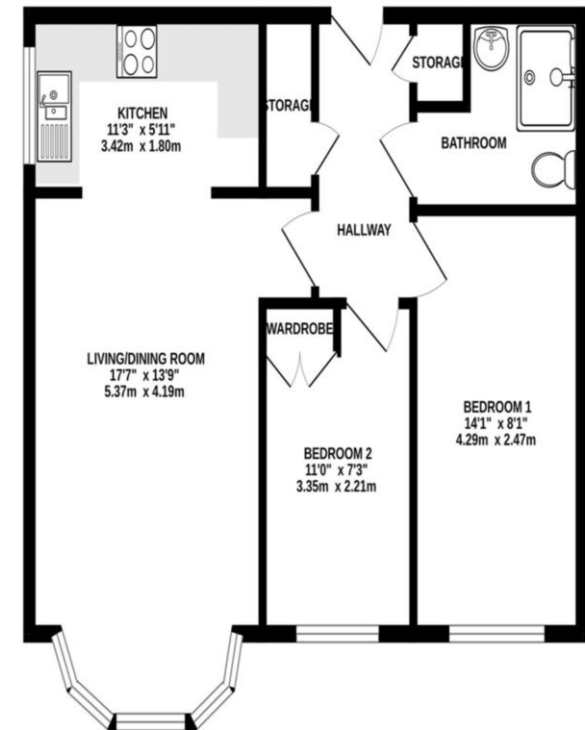
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26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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