



# **GASCOIGNE HALMAN**

BEECHWOOD, TABLEY ROAD, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

NO CHAIN! A well-presented first-floor apartment enjoying fabulous views over The Heath in the ever-popular Beechwood development. This popular later living development is for the over 60's, and lies within a short flat walk of Knutsford Town Centre.

Situated in the centre of Knutsford Town within a beautifully flat walk to local shops and amenities. The apartment is situated on the first floor overlooking The Heath and accessed by a serviced elevator. The accommodation briefly comprises of; a large hallway that could be used as a study area, a spacious living/dining room, and a kitchen, unlike other apartments benefits from a window. Double bedroom and Shower room. The development has a useful communal living room, laundry room, En-suite Guest bedroom and extremely well kept landscaped gardens.

#### DIRECTIONS

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.

#### TENURE

Leasehold. 125 year lease with 85 years remaining. Ground Rent £67 pa. Service Charge £283.89 per month.

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: B

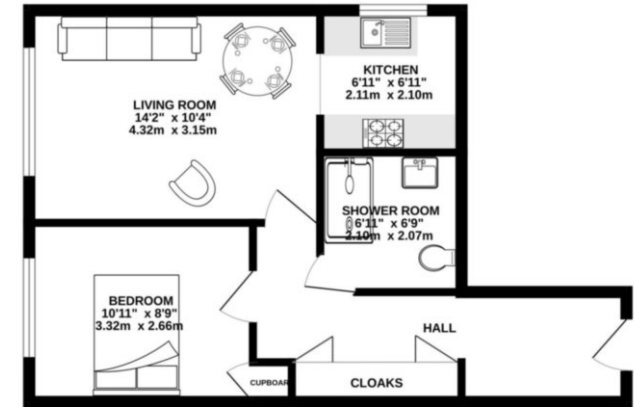
#### ENERGY PERFORMANCE RATING

Rating: C

#### VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 444 sq.ft. (41.2 sq.m.) approx.  
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Marked with reference (C12)

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**GASCOIGNE  
HALMAN**

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