



# **GASCOIGNE HALMAN**

TATTON COURT, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

Fabulous views over King Street and beyond, located in the heart of Knutsford and available with NO CHAIN! An immaculate, well-appointed, and beautifully proportioned two double bedroom top floor apartment with garage and residents parking. Located within walking distance of Tatton Park, Knutsford's restaurants, bars, cafes, and the train station will ensure this property appeals to buyers of all ages.

Enjoying a desirable top floor position and flooded with natural light due to large feature windows with bespoke shutters, along with windows overlooking King Street, this impressive apartment needs to be seen!

A welcoming hallway opens into the 20ft x 12ft approx. living room with three windows giving lovely views over Knutsford and beyond. Off the living space there is a separate, well-appointed fitted kitchen with integrated appliances. Accessed from the hallway there are two immaculate double bedrooms, with the principal bedroom complemented by fitted wardrobes. A 3-piece bathroom with shower over completes the accommodation. Externally, not only is this apartment located in the heart of the town centre, but it also benefits from a garage and a permit to park one vehicle in the residents' carpark.

#### AGENTS NOTE

According to the lease, there is a no-pets clause.

#### DIRECTIONS

SAT NAV: WA16 6HW

#### 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  
999 years from 1977.  
Service Charge - £1418.22 per annum

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: C

#### SERVICE (NOT TESTED)

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

#### ENERGY PERFORMANCE RATING

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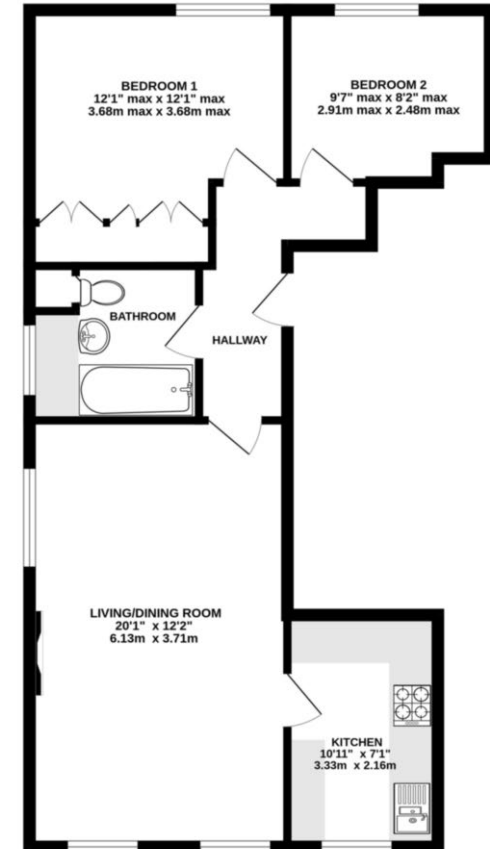
#### TOTAL FLOOR AREA

643 sqft approx

#### VIEWING

Viewing strictly by appointment through the Agents

FLOOR AREA  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## KNUTSFORD OFFICE

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**GASCOIGNE  
HALMAN**

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