



**GASCOIGNE  
HALMAN**

BEECHWOOD, TABLEY ROAD, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

| 100,000.00

No Chain: This most attractive first floor later living apartment is situated in a sought-after development constructed by Jones Retirement Homes.

The property enjoys an excellent position within the development being on the first floor with lift access, and conveniently located to the side of the building with views over the side and rear gardens.

Located in Knutsford Town Centre and within a short flat walk of a host of local amenities such as doctors, surgeries, dentists and supermarkets this well-presented one double bedroom retirement apartment is available with no chain.

There is a welcoming entrance hall with fitted cupboards which provide ample storage, a good-sized double bedroom with fitted wardrobe, and a recently fitted shower-room. The living room overlooks the rear of the development, and unlike similar apartments the well-appointed kitchen benefits from a window. The development has a useful communal living room, laundry room, En-suite Guest bedroom and extremely well-kept landscaped gardens. This popular later living development is for the over 60's.

#### DIRECTIONS

SAT NAV: 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.

#### SERVICES

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

#### LOCAL AUTHORITY

Cheshire East Borough Council Tax Band B

#### TENURE

Leasehold 125 Year Lease with 85 Years Remaining. Ground Rent £70pa Service Charge £326.88pcm

#### EPC

TBC

## KNUTSFORD OFFICE

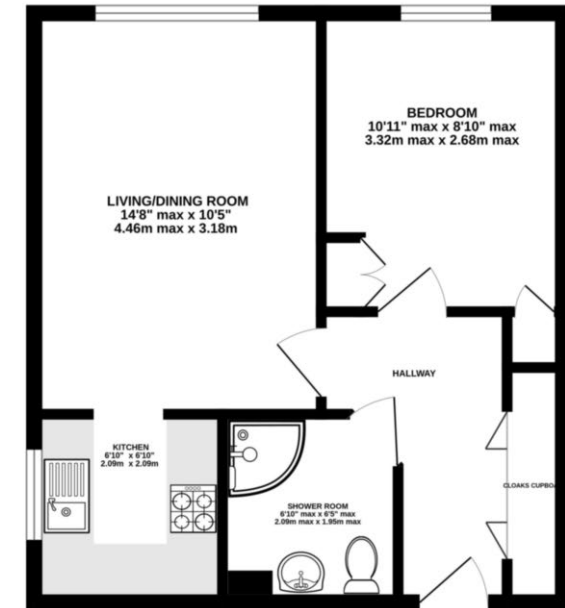
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GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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