



**GASCOIGNE
HALMAN**

ASH COURT, KING EDWARD ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain: A immaculate two-bedroom ground floor retirement apartment, all falling within a flat walk of the vibrant town centre. This sought after town centre retirement scheme for the over 60's is situated almost adjacent to Booths supermarket and the bus station.

The apartment offers well-presented and beautifully proportioned accommodation comprising of a hallway with storage cupboards, a bright and spacious living/dining room, and a bay window enjoying sunny aspects. Open to the living room is a recently refitted kitchen. 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 at 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 years from 1987. 61 years remaining. Ground Rent £228.42pa. Service Charge £4283.34pa

SERVICES (NOT TESTED)

Electric Heating, Mains Water & Drainage connected. 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

ENERGY PERFORMANCE RATING

TBC

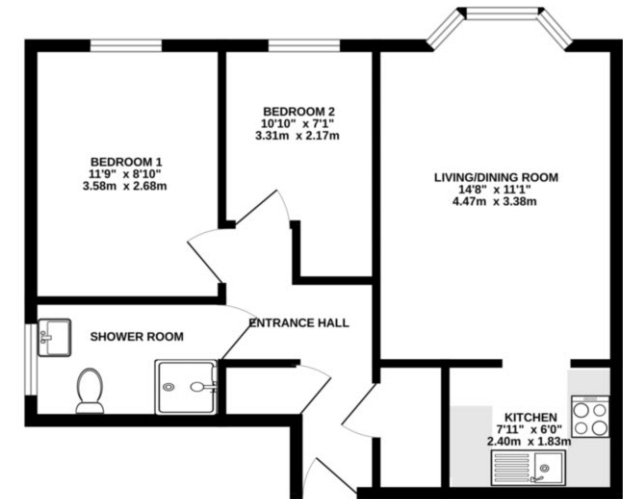
TOTAL FLOOR AREA

525 SQFT approx.

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR 524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.
Measurements are approximate. Not to scale. Dimensions provided only.
Made with Metaphor 12/25

KNUTSFORD OFFICE

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