



**GASCOIGNE  
HALMAN**

BEECHWOOD, TABLEY ROAD, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

NO CHAIN. A spacious well-presented one double bedroom ground floor retirement apartment in the much sought-after Beechwood development. This popular later living development is for the over 60's and lies within a short flat walk of Knutsford Town Centre and Heath.

In brief, the property comprises of; entrance hall with handy cloaks storage, a well-appointed kitchen, spacious living/dining room which enjoys views towards the Heath. Double bedroom and generous-sized shower room. The development benefits from a communal living room, laundry room, En-suite Guest bedroom, and well-kept communal gardens and parking.

#### 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.

#### TENURE

Leasehold. 125 Years from 01/01/1984 with 84 Years Remaining. £67pa Ground Rent. £2376.69pa Service Charge

#### SERVICES (NOT TESTED)

Mains Electric, Water, and Drainage 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: B

#### ENERGY PERFORMANCE RATING

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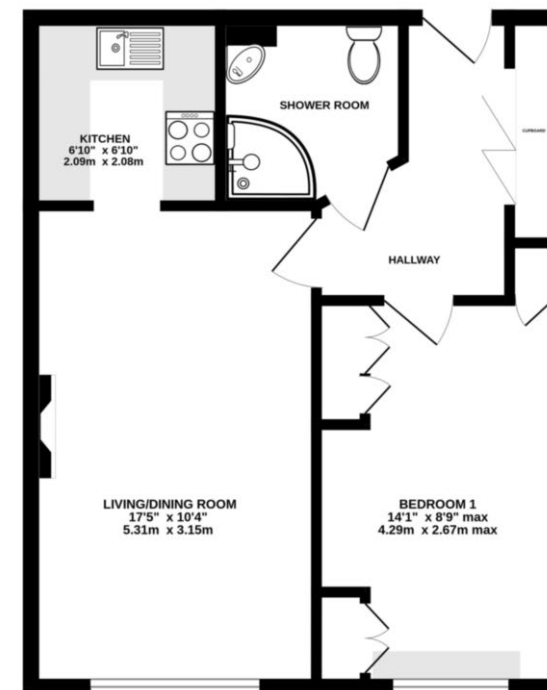
#### TOTAL FLOOR AREA

459 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



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Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix (2025)

#### KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 9BU

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