



**GASCOIGNE
HALMAN**

BUCKINGHAM DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Situated on the corner of Buckingham Drive, on the edge of the prestigious Legh Road Conservation Area, this well-presented duplex apartment offers a rare opportunity to acquire a spacious and stylish home in a highly desirable setting.

The property has been thoughtfully updated throughout, featuring a modern kitchen with integrated appliances, a contemporary bathroom, and new carpets in all bedrooms.

In brief, the accommodation comprises: entrance hall providing access to a generous sized living room, updated kitchen/dining area, a newly fitted 3-piece bathroom, and two bedrooms. Upstairs, the impressive principal bedroom benefits from its own en-suite.

Externally, the property offers off-road parking and includes a private garage, providing both convenience and additional storage.

DIRECTIONS

SAT NAV: WA16 8LH

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 1991. 965 Years remaining. Ground Rent £200 PA.

LOCAL AUTHORITY

Cheshire East Council Tax Band: D

ENERGY PERFORMANCE RATING

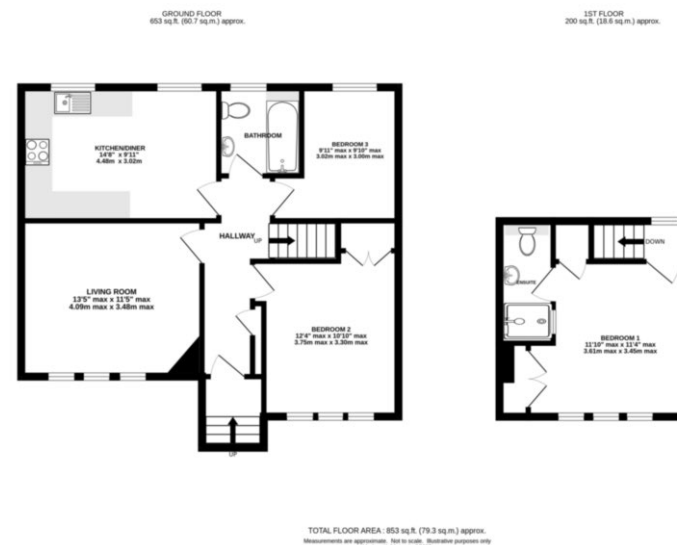
Rating C

TOTAL FLOOR AREA

853 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignealman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.