



**GASCOIGNE
HALMAN**

MANOR COURT, MANOR PARK SOUTH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain - Ideal for First-Time Buyers, Couples and Downsizees. An excellent opportunity to purchase a spacious two double bedroom first-floor freehold apartment with garage, ideally located within easy reach of Knutsford town centre and Knutsford train station. Residents of Manor Court also benefit from private residents' car park.

The apartment enjoys a secure communal entrance and is accessed via a single flight of stairs. The accommodation is well-balanced and briefly comprises; generous hallway with three useful storage cupboards, bright and spacious living dining room with fireplace, and the adjacent kitchen is fully fitted, of a good size, and includes a range of appliances. There are two double bedrooms, each with built-in wardrobes, all served by a generous sized bathroom with walk in double shower.

Positioned in a favourable part of the development and within walking distance of Knutsford town centre, this property combines generous living space with an excellent location. Offered for sale with no onward chain, it is perfectly suited to first-time buyers, couples, and downsizers alike.

DIRECTIONS

SAT NAV: WA16 8AG

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

Share of Freehold. Ground Rent £30 per annum. Service Charge £135 per month.

SERVICES (NOT TESTED)

All main 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: C

TOTAL FLOOR AREA

836 SQFT approx

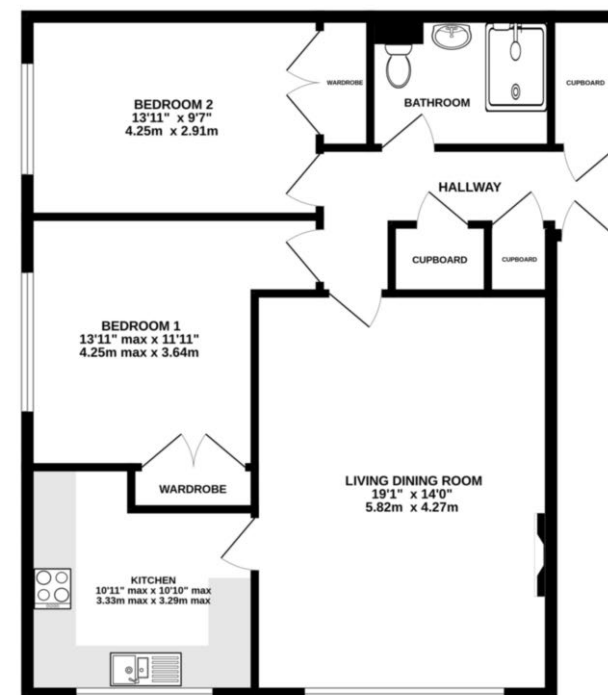
ENERGY PERFORMANCE RATING

C

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 02025

KNUTSFORD OFFICE

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