



**GASCOIGNE
HALMAN**

OAKWOOD, TABLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

NO CHAIN! A well presented first-floor retirement apartment enjoying fabulous views over the communal gardens within the ever-popular Oakwood development. This sought-after later-living complex, designed exclusively for residents aged 60 and over, is ideally located just a short, level walk from Knutsford Town Centre.

The apartment occupies a prime position overlooking the communal gardens and lies adjacent to the much-loved 'The Heath' in the heart of Knutsford. The accommodation is larger than average and comprises a bright and spacious living/dining room with two windows, allowing the space to be flooded with natural light. The kitchen also benefits from a window - a feature not shared by all apartments in the development.

The bathroom has been updated with a modern white suite, and the property includes a generously sized double bedroom. There are also helpful storage cupboards. Externally, residents can enjoy beautifully maintained communal gardens, providing a peaceful and attractive outdoor space.

Offered with no onward chain, this lovely apartment presents an ideal opportunity for those seeking convenient, low-maintenance living within a friendly and well-regarded community.

DIRECTIONS

SAT NAV: WA16 0NY

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 01/01/1986. 86 Years Remaining. £70 PA Ground Rent. £4000 PA Service Charge.

SERVICES (NOT TESTED)

Mains Electric, Water & Drainage are connected, but services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: B

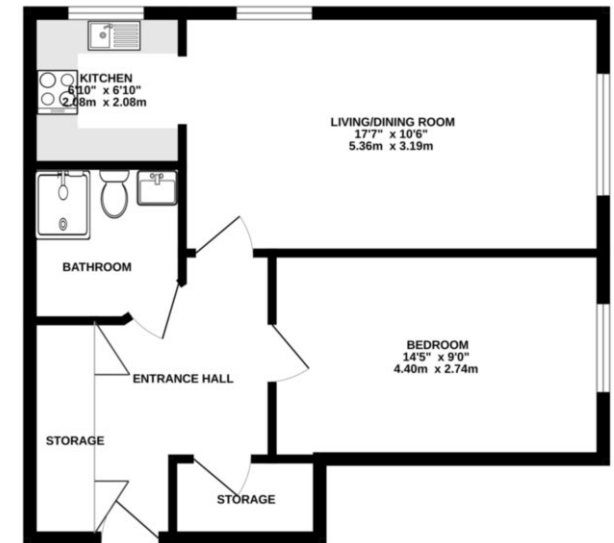
ENERGY PERFORMANCE CERTIFICATE

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VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor (2025).

KNUTSFORD OFFICE

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