



**GASCOIGNE
HALMAN**

OAKWOOD, TABLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain. An immaculately presented one-bedroom apartment occupying one of the most desirable ground-floor positions within the popular Oakwood development, offering uninterrupted views over the communal gardens.

The accommodation is light and spacious, featuring a recently refitted shower room, a large double bedroom with fitted furniture, and a bright living/dining room which leads into the kitchen overlooking the manicured gardens.

Oakwood is ideally located within easy, level walking distance of Knutsford Town Centre, The Heath, and local amenities. Residents benefit from a communal lounge with kitchen and toilet facilities, guest suites (available at a small charge), and on-site house managers during the week.

Set within well-kept landscaped grounds with seating areas, the development also offers a communal car park with residents' and visitors' spaces (subject to availability).

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 Lease from 1 January 1986. 86 Years Remaining. Ground Rent £65 PA. Service Charge £4545.78 PA

SERVICES (NOT TESTED)

Mains electric, water and drainage 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 RATING

C

VIEWINGS

Viewing strictly by appointment through the Agents.

KNUTSFORD OFFICE

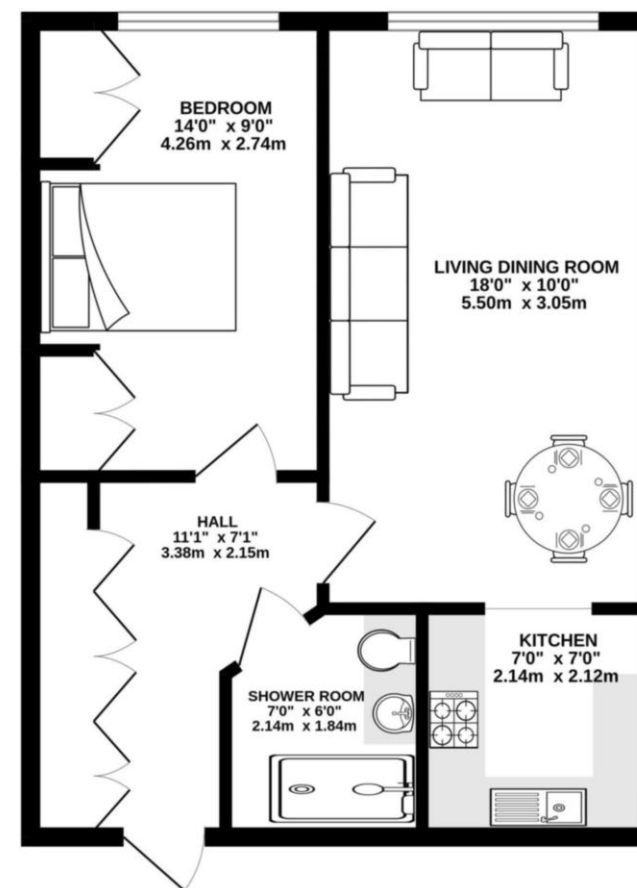
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GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.

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