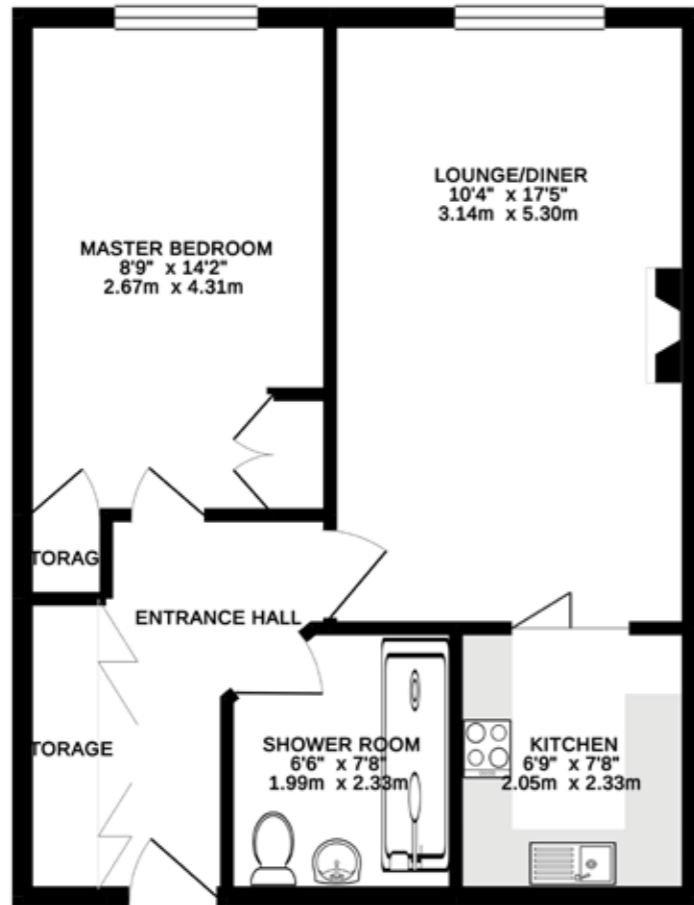


GROUND FLOOR
477 sq. ft. (44.3 sq. m.) approx.



TOTAL FLOOR AREA : 477 sq. ft. (44.3 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

37 BEECHWOOD
Tabley Road, Knutsford
£119,950



A well presented retirement apartment with lovely views of the Heath and within a short flat walk of the Town Centre.

Knutsford
26, Princess Street, KNUTSFORD WA16 6BU
01565 750900 knutsford@gascoignealman.co.uk

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GASCOIGNE HALMAN

- Superb views over the Heath
- Within a short flat walk of Knutsford town centre
- Modern kitchen and shower room

- Full use of communal areas including lounge, kitchen and laundry room
- Guests suites available (chargeable per night)
- Optional parking (£300 per annum, subject to availability)

£ 1 1 9 , 9 5 0

37 BEECHWOOD

Tabley Road, Knutsford



DESCRIPTION

Perfectly located on the corner of The Heath, so the Town Centre is within easy flat walking distance, this retirement apartment enjoys a super open outlook from both the living/ dining room and the bedroom. The kitchen and shower room have both been tastefully modernised and the entrance hall includes excellent storage. Being part of the Beechwood development means that all residents have the enjoyment of social facilities around the communal lounge and an extensive laundry. For guests who wish to stay over there is an en-suite bedroom which can be rented. Outside there are lovely grounds with seating areas, as well as optional parking subject to availability

The house manager is able to be contacted in addition to a "morning function" and pull card alarms throughout. There is also a video entry system for extra security.

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, Boots, 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.

DIRECTIONS
SAT NAV WA16 0PQ

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Band B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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