



**GASCOIGNE
HALMAN**

TRINITY COURT, GREEN STREET, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

No Chain. Ideal for first-time buyers, couples, downsizers, and investors, this well-presented and generously proportioned one double bedroom top-floor apartment is positioned within a sought-after modern development in a prime central location, complete with allocated parking bay.

The bright and thoughtfully arranged accommodation comprises a welcoming entrance hallway with a useful storage cupboard, leading to a spacious living room with a door opening into a separate fitted kitchen, perfectly suited to modern living. The property further benefits from a generously sized double bedroom, served by a well-appointed shower room.

Externally, the attractive development is set within well-maintained grounds, featuring a sweeping driveway that leads to the residents' allocated car park positioned to the rear.

Located in the heart of the vibrant town centre, the apartment enjoys immediate access to Canute Square and The Heath, offering a lively lifestyle with a wide range of shops, cafés, bars, restaurants, and amenities all within comfortable walking distance.

Investment Potential: The property is considered to offer an appealing buy-to-let opportunity, with an estimated achievable rent of approximately £1,000 per calendar month, equating to an attractive gross yield of around 6.15%, subject to market conditions.

DIRECTIONS

SAT NAV: WA16 6BF

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. 971 Years Lease Remaining. £5 PA Ground Rent. £140 Per Month Service Charge.

SERVICES (NOT TESTED)

All mains 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

ENERGY PERFORMANCE RATING

C

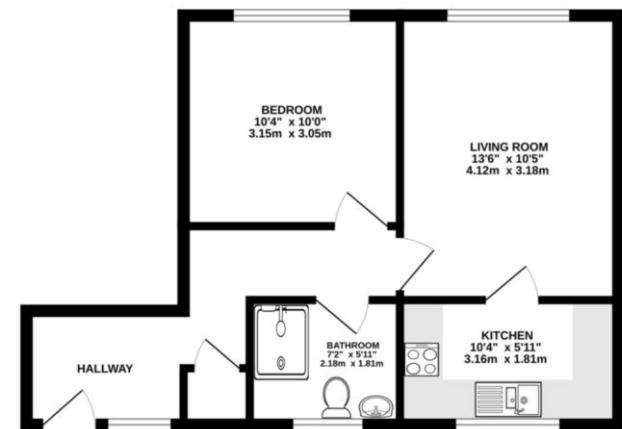
TOTAL FLOOR AREA

442 SQFT approx.

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 442 sq ft. (41.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Homeplan 1200

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.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.