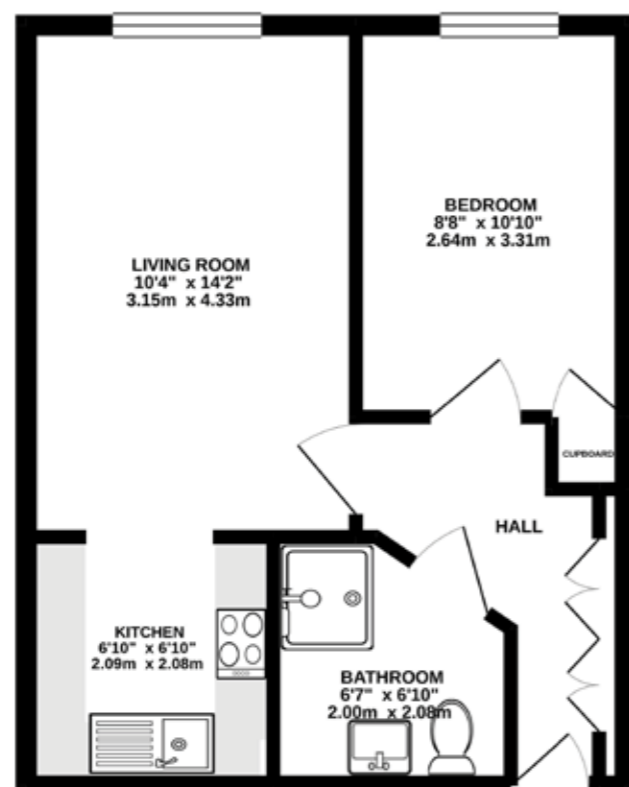


**10 BEECHWOOD**  
 Tabley Road, Knutsford  
**£99,950**

**GROUND FLOOR**  
 350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 350 sq.ft. (32.6 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 errors, 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.  
 Made with Metagen 12/2021



**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.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Situated on the ever popular Beechwood development, this modern ground floor apartment is within a short flat walk of Knutsford Town Centre and offered with no chain.

- Short Flat Walk To Knutsford Town Centre
- No Ongoing Chain
- Ground Floor Apartment

- One Bedroom Retirement Apartment
- Modern Bathroom
- Well Presented Kitchen

**£99,950**

**10 BEECHWOOD**

Tabley Road, Knutsford



Located close to Knutsford Town Centre and within a short flat walk of a host of local amenities such as doctors surgery's, dentists and supermarkets this beautifully presented ground floor one bedroom retirement apartment comes to the market with no onward chain. The apartment benefits of being situated on the ground floor. There is a welcoming entrance hall with fitted cupboards, a good sized double bedroom, and a modern bathroom suite with a recently fitted walk in shower cubicle for ease of use. To the rear of the apartment is the living room and the well presented kitchen.

The development also has a communal living room, laundry room, en-suite guest services and extremely well kept landscaped gardens.

**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.

**DIRECTIONS**

WA16 0PQ

**TENURE**

The property is leasehold with 88 years remaining. Ground rent is £67 per annum and service charge is £2472 per annum.

**SERVICES (NOT TESTED)**

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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**