

19 BEECHWOOD, TABLEY ROAD, KNUTSFORD



£115,000



A Fully Modernised Retirement Apartment In An Ideal Location

Completely renovated first floor retirement apartment including re-fitted kitchen and shower room, new carpets and decorated throughout. Situated in this ever popular development within walking distance of Knutsford town centre. Secure communal entrance hall leading onto an impressive reception area with welcoming residents' lounge. Lift and stairs to all floors. Private entrance hall with large storage cupboard, lounge dining room leading to fitted kitchen with integrated appliances, double bedroom with fitted wardrobe, contemporary shower room/WC. Resident and visitor parking plus communal lawned gardens.

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DIRECTIONS

POSTCODE: WA16 0PQ

From the roundabout in Knutsford town centre proceed along the A50 towards Warrington with the Heath on your left. Immediately after the Heath turn left into Tabley Road where the Beechwood development can be found immediately on the right.

DESCRIPTION

Beechwood occupies an excellent position with views toward Knutsford Heath and with landscaped tree-lined grounds creating a delightful setting. The development is also situated within walking distance of Knutsford town centre with its wide range of shops, bar's and restaurants.

A retirement development for the over 60's and offering extensive facilities including resident House Manager, Careline system throughout the apartment, separate laundry plus guest suite which may be reserved for visiting friends and relatives at a modest cost. There is also a thriving community with regular social events mainly held within the residents lounge which is tastefully furnished and appointed and has an adjacent kitchen area.

The apartment itself is situated on the first floor and has only recently been extensively modernised. Viewing is highly recommended to appreciate the standard of accommodation on offer.

Heating is by means of electric heaters in all rooms and the windows are double glazed throughout.

ACCOMMODATON

GROUND FLOOR

COMMUNAL RECEPTION AREA

With residents' lounge and inner hall with staircase and lift to all floors.

PRIVATE ENTRANCE HALL

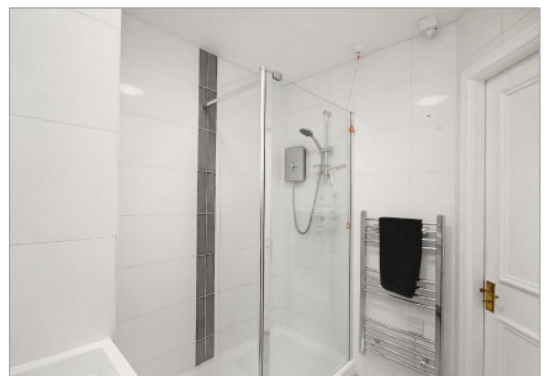
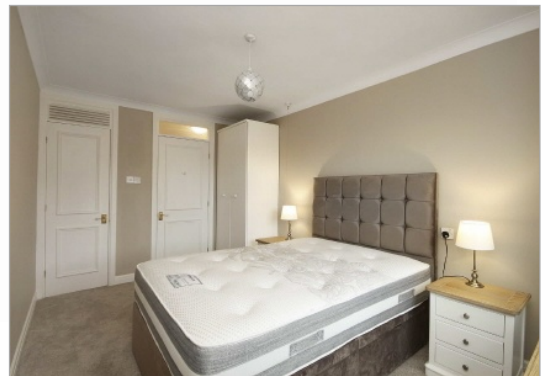
A welcoming reception area with deep storage cupboard. Video entry system. Ceiling cornice.

LOUNGE DINING ROOM 17'8" x 10'5" (5.38m x 3.18m)

With a focal point of a remote electric fire. PVCu double glazed window to the front. Television aerial point. Satellite television point. Electric heater. Ceiling cornice.

KITCHEN 7'0" x 6'9" (2.13m x 2.06m)

Recently fitted with modern high gloss wall and base units with quartz work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with stainless steel extractor hood. Integrated dishwasher and fridge freezer. Ceiling cornice.



BEDROOM

14'5" x 9'1" (4.39m x 2.77m)

With PVCu double glazed window to the front. Electric heater. Fitted wardrobes. Television aerial point.

SHOWER ROOM

6'6" x 4'9" (1.98m x 1.45m)

With a newly installed walk in shower enclosure with electric shower, wash hand basin and WC with adjacent surface. Chrome heated towel rail. Tiled walls. Extractor fan.

OUTSIDE

Resident and visitor parking area. Tree-lined communal grounds.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis. Full details will be provided by our clients Solicitor.

SERVICE CHARGE

Approximately £2,000 pa again full details will be provided by our clients Solicitor.

COUNCIL TAX

Cheshire East Band "B"

NOTE

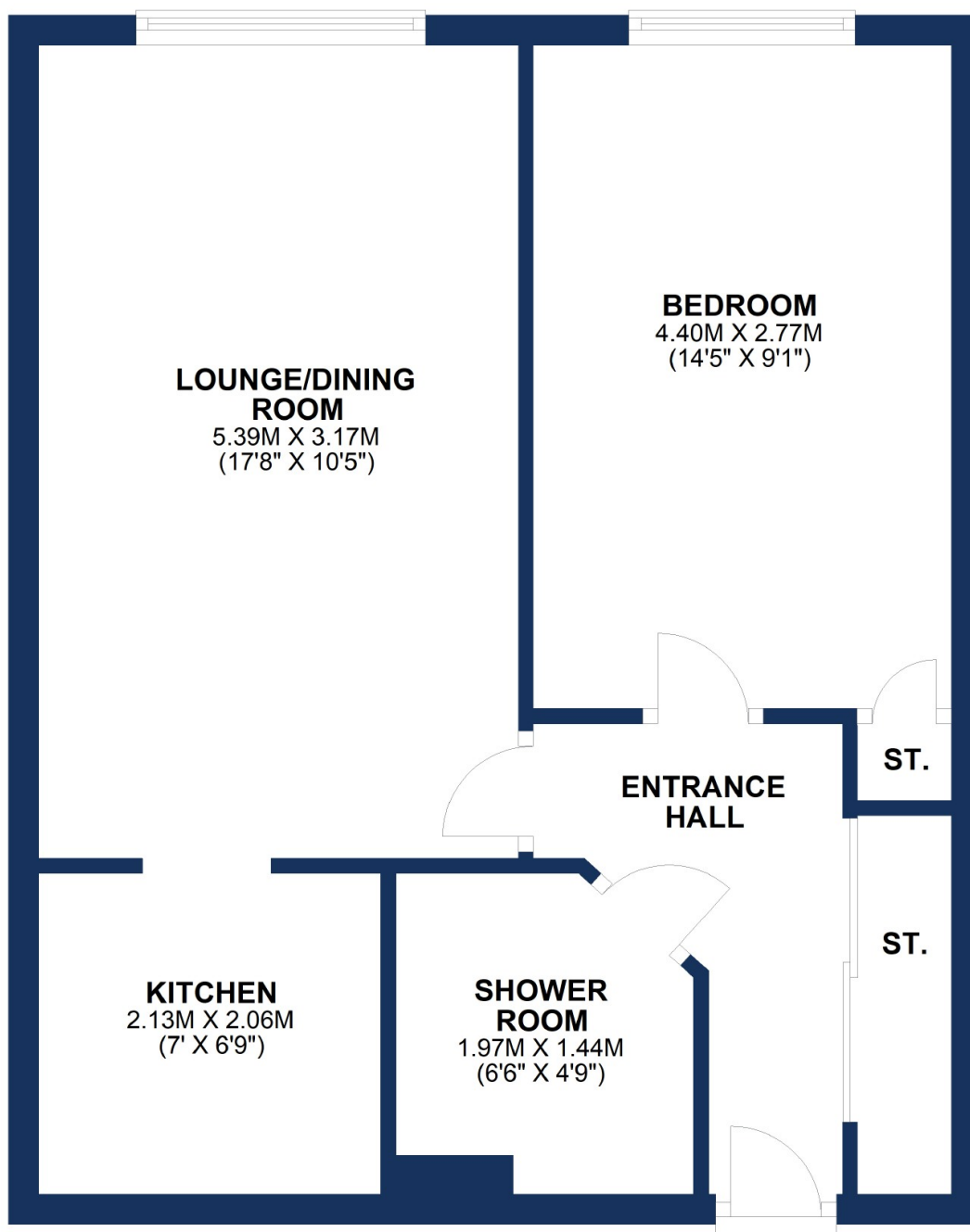
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

EPC available upon request.



FIRST FLOOR

APPROX. 46.0 SQ. METRES (495.2 SQ. FEET)



TOTAL AREA: APPROX. 46.0 SQ. METRES (495.2 SQ. FEET)

Floorplans For Illustrative Purposes Only

VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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