









# Flat 15

## Mere Court Ruskin Court, Knutsford

Occupying a wonderful first floor position is this well-presented two bedroom retirement apartment, with open views towards Knutsford Moor. Mere Court is a sought-after development accessed off Ruskin Court, right in the heart of the town centre with a plethora of amenities, transport links and Tatton Park within easy walking distance.

Large windows within the bedrooms and the lounge, create light and airy living accommodation, whilst also offering views of a beautiful and tranquil section of Knutsford. The accommodation comprises of an entrance hall with two storage cupboards, lounge/diner open plan with a stunning contemporary kitchen which offers a selection of storage space plus integrated appliances, two generous double bedroom and a shower room with large walk-in shower.

Excellent communal facilities including large residents' lounge and pleasant outdoor terrace. Guest suite available for visitors. Residents parking is available via the house manager.

Minimum age for single resident is 60 years old. For couples, as long as one resident is 60 years old the other must be 55 years of age or older.

No onward chain.

Leasehold - 125 years from 1987 (89 years remaining)

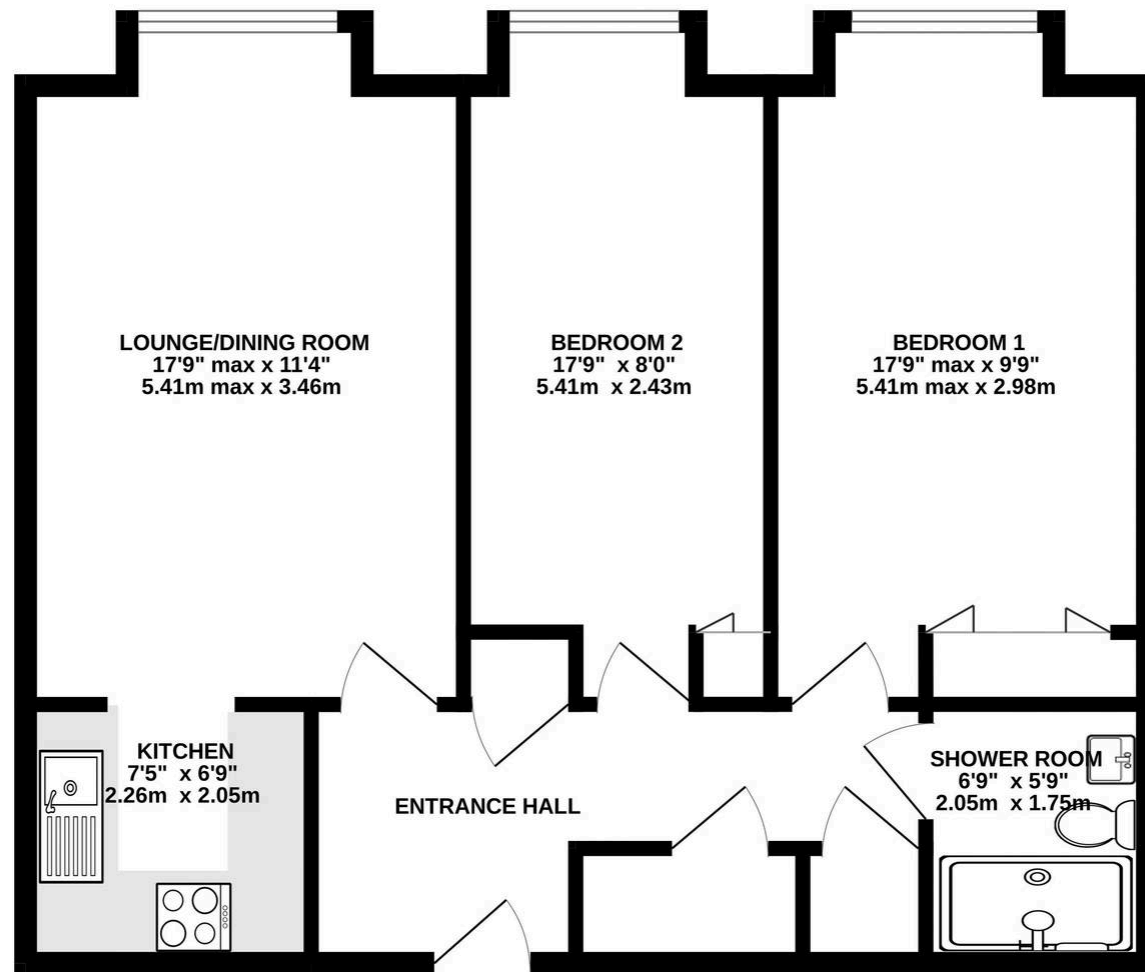
Service charge - £505 Per Calendar Month

Council Tax band: C

- Pleasant town centre development on the Edge of Tatton Moor
- Two generous bedrooms



692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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