









## Apt 2 Ash Court

King Edward Road, Knutsford

A fantastic ground floor apartment with private entrance hall positioned in the heart of the town centre, directly opposite booths. Part of the popular Ash Court, this property boasts a superb position, within the separate wing of the development, accessed via its own private entrance door.

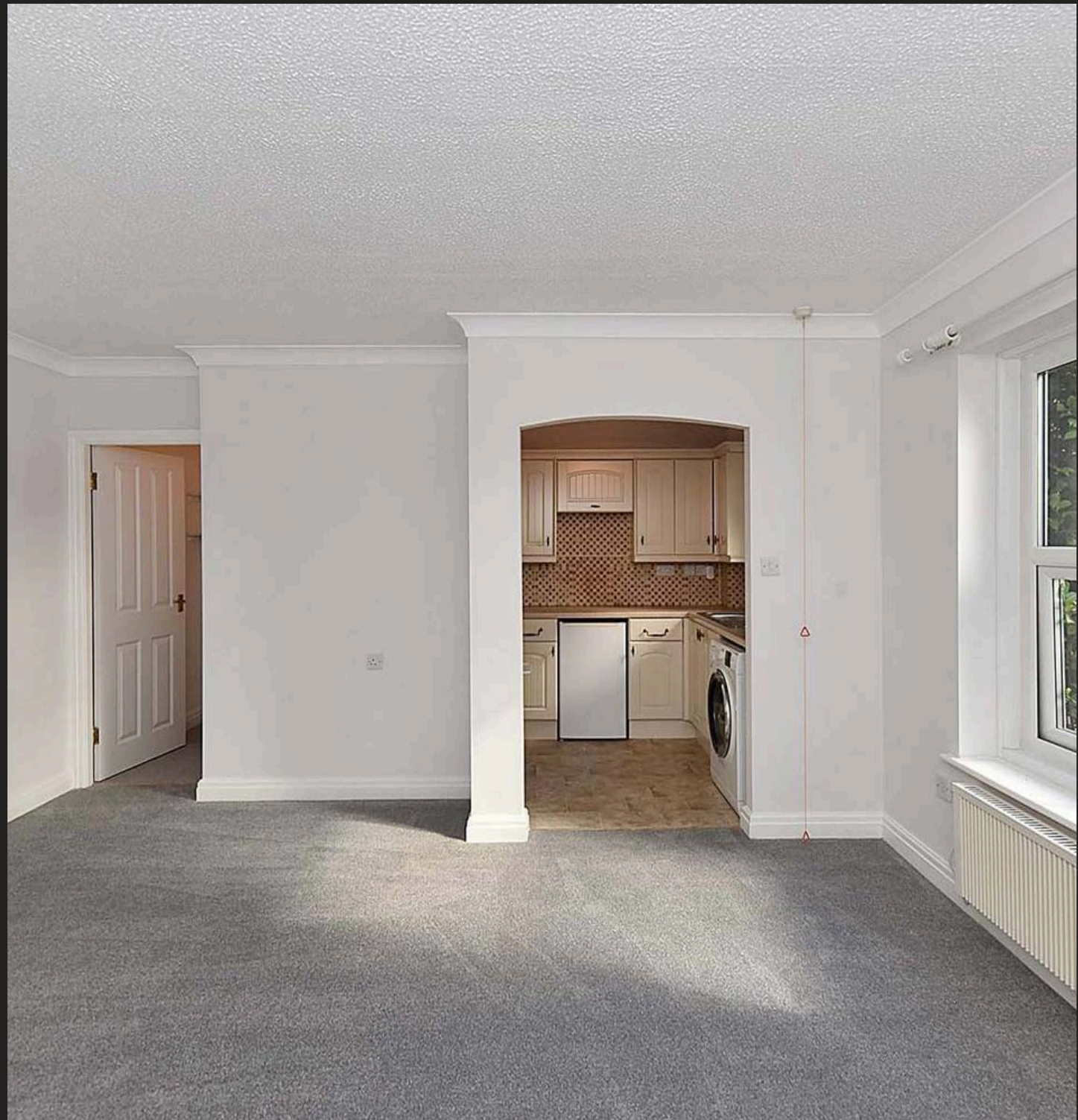
Council Tax band: B

Tenure: Leasehold

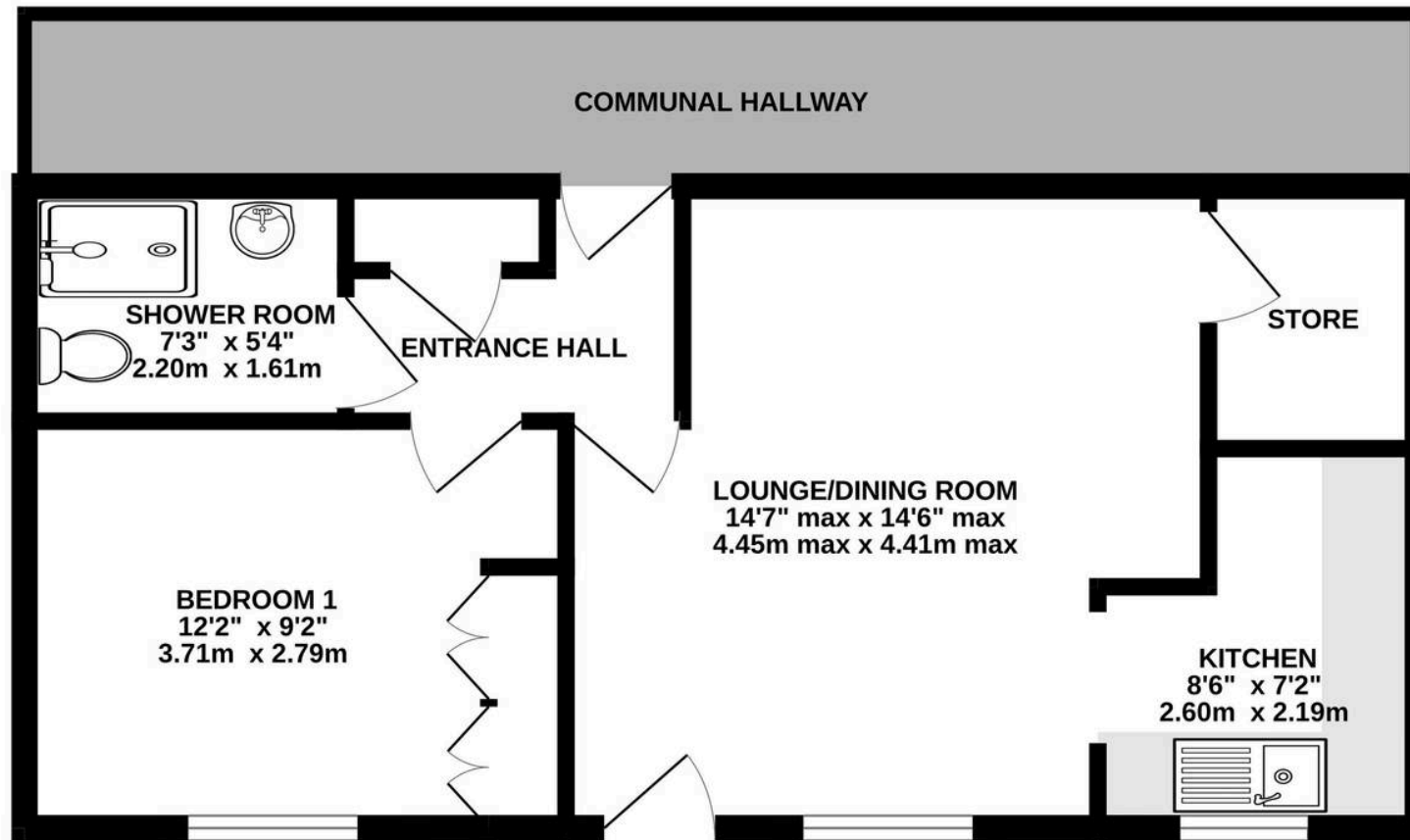
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Highly desirable town centre development
- Situated close to the shops and adjacent to Booths supermarket
- Ground floor with private entrance door and parking in front
- Communal facilities inc. library, lounge and laundry
- Small lawned garden to the front
- Well presented and well-balanced accommodation
- Moment from a wide variety of amenities and transport links



453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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