



14 Libris Park Stanley Road, Knutsford - WA16 0GN











## 14 Libris Park Stanley Road

## Knutsford

A modern duplex apartment in town centre, featuring kitchen/diner, galleried lounge, 2 bedrooms, 2 bathrooms, communal garden view, private parking. Close to amenities, train and bus station. No chain.

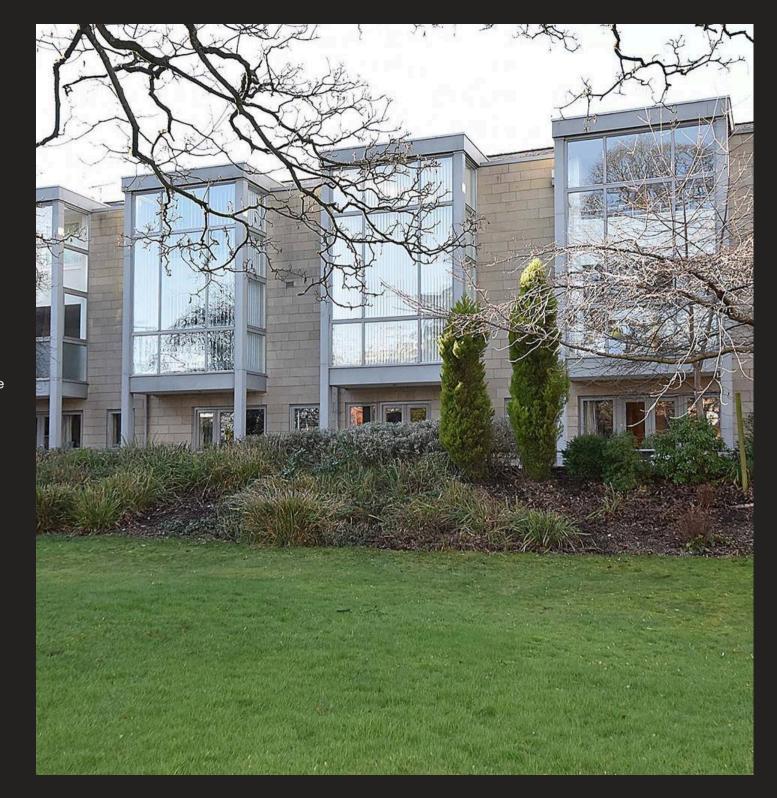
Council Tax band: E

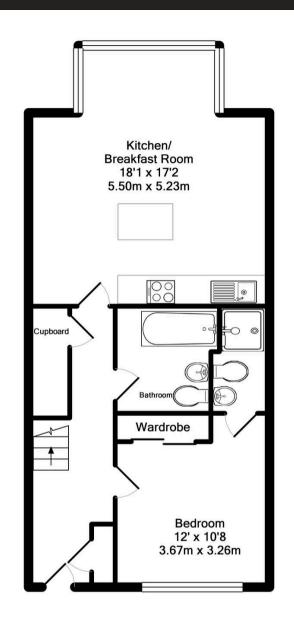
Tenure: Leasehold

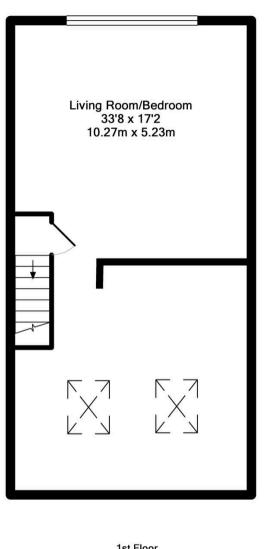
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two bedroom duplex apartment overlooking the communal gardens
- Town centre location with private parking
- Spacious upper floor lounge and bedroom
- Large kitchen/diner with central island







1st Floor Approx. Floor Area 548 Sq.Ft. (51.0 Sq.M.)

**Ground Floor** Approx. Floor Area 594 Sq.Ft. (55.2 Sq.M.)

## Total Approx. Floor Area 1142 Sq.Ft. (106.1 Sq.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4165)

Made with Metropix ©2012



## Stuart Rushton & Company

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

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.