







Flat 4 The Hill

Parkfield Road, Knutsford

Council Tax band: E

Tenure: Leasehold (Residue of 999 years)

EPC Energy Efficiency Rating: C

Service Charge: £4650 PA

- Highly sought-after development of only 12 large apartments, set within beautiful grounds, positioned on the corner of Legh Road and Parkfield Road
- One of only four ground floor properties, enjoying patio doors opening onto a small terrace area, ideal for alfresco dining and morning coffee
- Ideal position on the ground floor with highly convenient access for day-to-day life, such as shopping and visitors
- Spacious and well-flowing rooms throughout, providing ample space for a selection of large furniture pieces, ideal for those downsizing
- A recently upgraded kitchen with a casual dining area and space for an American style fridge freezer and range cooker
- Two modern bathrooms, including a particularly spacious and well-finished ensuite to the main bedroom
- Underground parking and lift access to all floors, plus ample additional parking
- Immaculately kept communal entrance and manicured gardens for enjoyment of the residents



Set within a highly sought-after development of just twelve substantial apartments, 4 The Hill offers an exceptional opportunity to reside in one of the area's most desirable addresses. Tucked away just off prestigious Legh Road, the property enjoys a peaceful setting within beautifully maintained grounds. One of only four ground-floor apartments, this superb home benefits from patio doors opening onto a terrace, perfect for alfresco dining or simply enjoying the tranquil surroundings. Its ground-floor position also makes day-to-day living wonderfully convenient, with easy access for shopping, deliveries, and visiting guests.

Inside, the apartment impresses with spacious, well-flowing rooms, providing generous accommodation that easily accommodates larger furniture—ideal for those seeking to downsize without compromise. There are two spacious double bedrooms, each featuring fitted storage, ensuring excellent practicality alongside comfort.

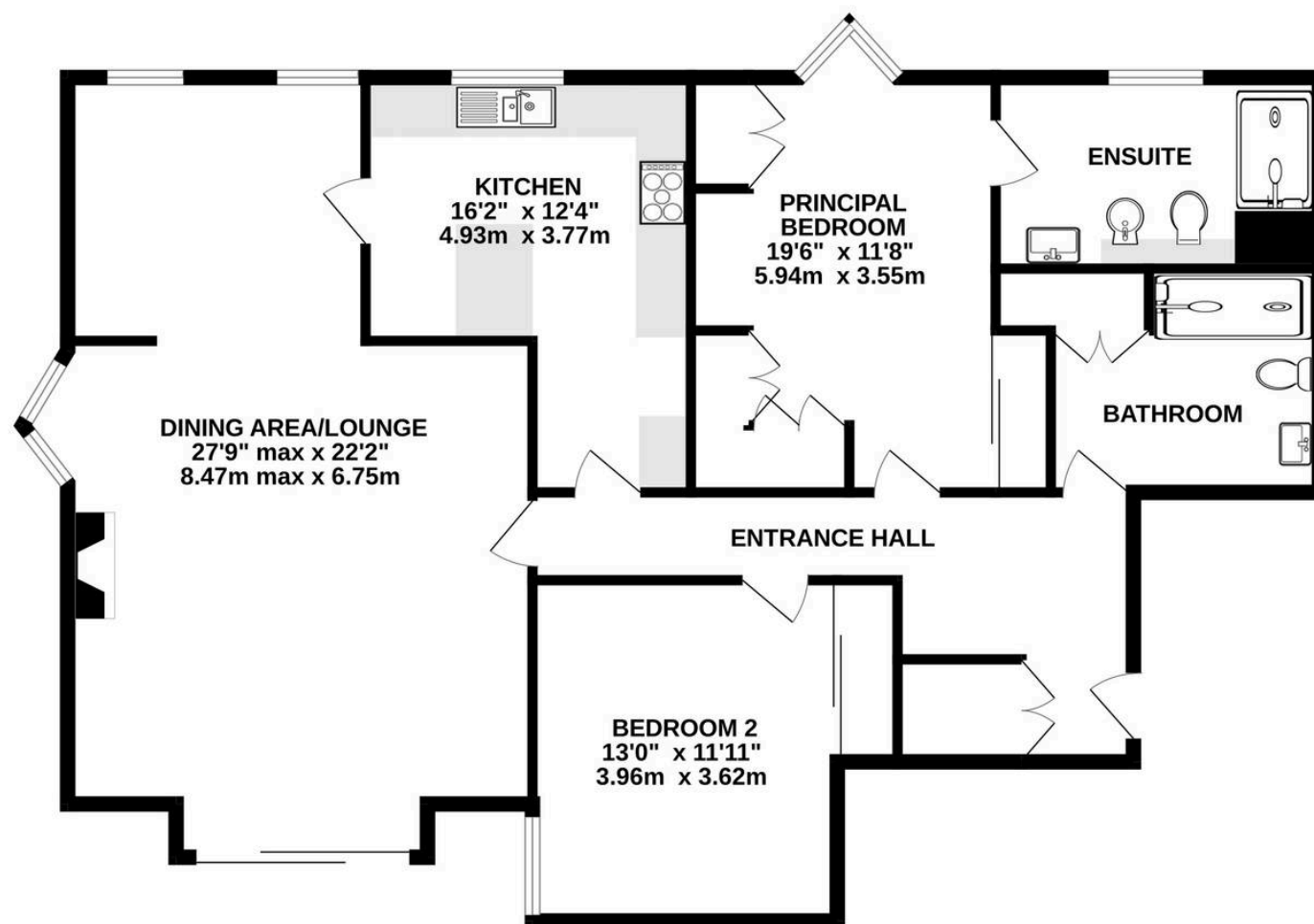
The recently upgraded kitchen is a standout feature, offering excellent storage, casual dining space, and room for an American-style fridge freezer and range cooker. There are two modern bathrooms, including a luxurious and particularly spacious ensuite to the main bedroom, finished to a high standard.

The development further benefits from secure underground parking, a lift serving all floors, and ample additional parking for residents and guests. The communal areas are immaculately presented, and the manicured gardens provide a serene environment for residents to enjoy.

A rare combination of space, convenience, and location, 4 The Hill is an exceptional apartment within an exclusive development.



1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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