

## 14 Mere Court

Ruskin Court, Knutsford, Cheshire, WA16 6HE



**PRICE: £155,000**

**Lease: 125 years from 1987**

### Property Description:

A REFURBISHED TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Mere Court is situated in the historical town of Knutsford close to Cheshire's Golden Triangle. On the edge of the Moor with a short stroll into Tatton Park and a relaxed town centre with cobbled streets which embraces cafe culture, superb food, wine bars with quality food and clothing shops. Views from the development include the lake and Moorland moving round to a beautiful enclave of historic buildings. Mere Court sits seamlessly within its surroundings and is an elegant development of Retirement Properties. Constructed by McCarthy & Stone (Developments) Ltd and comprises 39 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge,

Residents' lounge  
Communal Laundry  
Guest Suite  
Lift to all floors  
Some flats with views over the Mere.

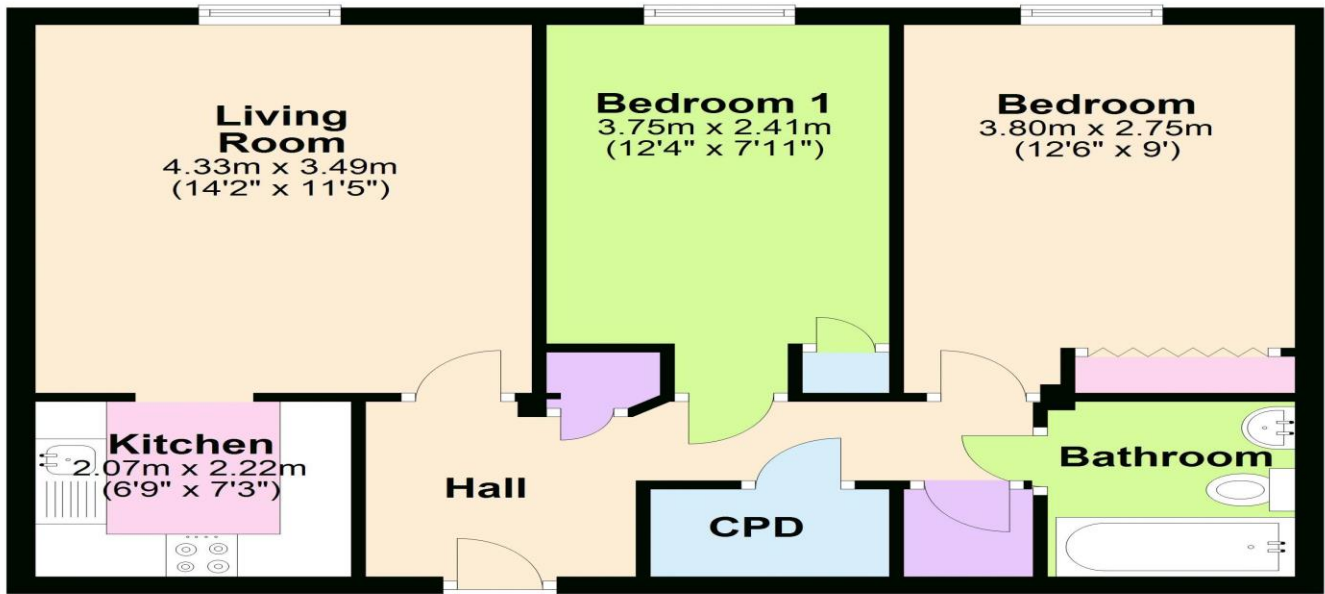
24 hour emergency Appello call system  
Development Manager  
Minimum Age 60  
Lease Length: 125 years from 1987



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**

### Floor Plan

Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		76	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

#### For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£547.72

Ground Rent Period Review:

Next Uplift 2031

Annual Service Charge:

£6057.28

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.