

14 Mere Court

Ruskin Court, Knutsford, Cheshire, WA16 6HE



PRICE: £150,000

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.

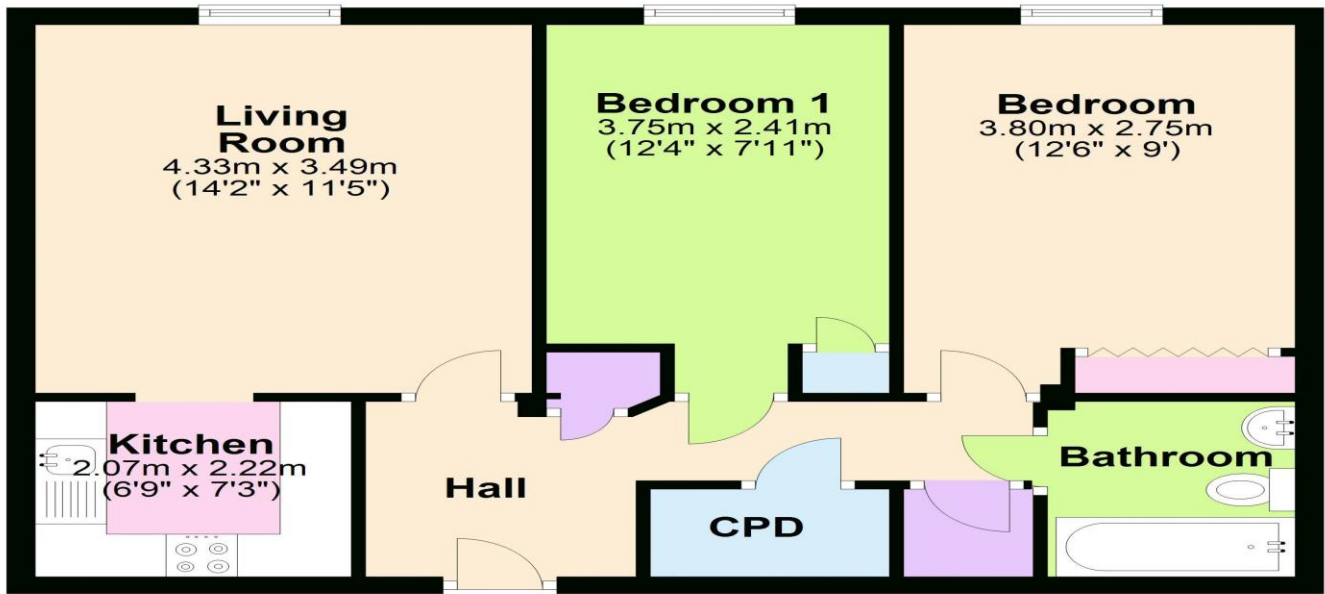
24 hour emergency Appello call system
Development Manager
Minimum Age 60
Lease Length: 125 years from 1987



**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) A			
(81-91) B			
(69-80) C		80	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		76	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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

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