

## 1 Mere Court

Ruskin Court, Knutsford, Cheshire, WA16 6HE



**PRICE: £179,500**

**Lease: 125 years from 1987**

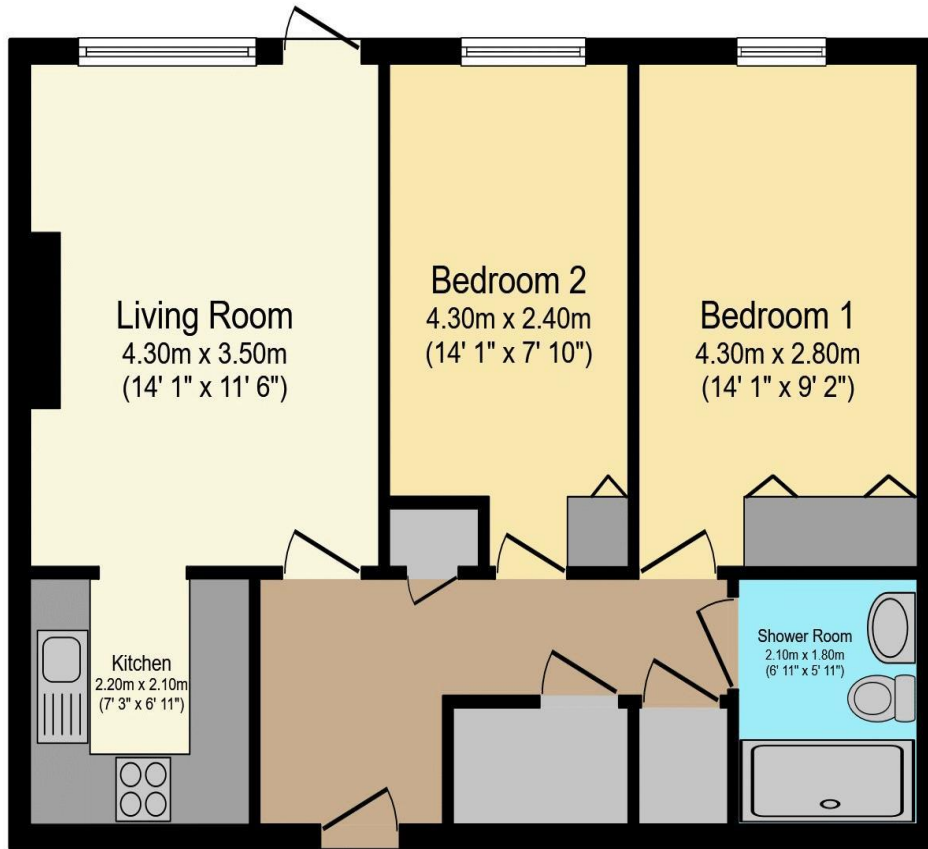
### Property Description:

**A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT ACCESS ONTO PATIO AND COMMUNAL GARDENS** 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. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this

- 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: 125 years from 1987



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



Total floor area 57.8 sq.m. (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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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>	76	76
(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	

**For Financial Year Ending:**

**31/08/24**

**Annual Ground Rent:**

**£547.72**

**Ground Rent Period Review:**

**Next Uplift 2031**

**Annual Service Charge:**

**£6,057.28**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**N/A Contingency**

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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.