

## 1 Mere Court

Ruskin Court, Knutsford, Cheshire, WA16 6HE



**PRICE: £168,500**

**Lease: 125 years from 1987**

### Property Description:

A DELIGHTFUL SERVICED TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT ACCESS ONTO A PRIVATE PATIO AND COMMUNAL GARDENS, BENEFITING FROM HAVING BEEN RECENTLY DECORATED AND OFFERED FOR SALE IN EXCELLENT CONDITION. TO BE SOLD WITH NO ONWARD CHAIN

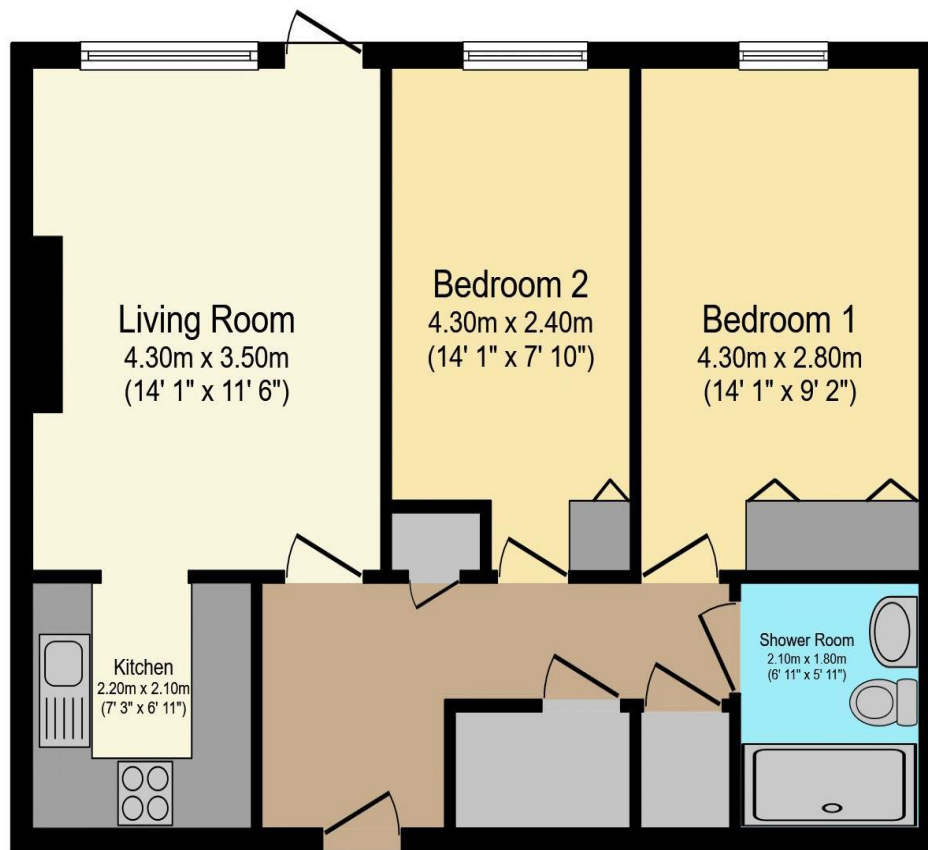
The apartment offers substantial living space with a lovely hallway connecting all rooms, a light and airy lounge and two brilliantly well-proportioned bedrooms each offering space and integrated storage. The apartment is ideally situated within the complex close to the both the Resident's Lounge and entrance hallway and is very quiet. Mere Court is situated in the historical town of Knutsford. On the edge of the Moor with a short stroll into Tatton Park and the relaxed town centre with cobbled streets which embraces cafe culture, superb food, wine bars with quality food and clothing shops. Mere Court sits seamlessly within its surroundings and is an elegant development of Retirement Properties.

Large Residents' lounge  
Communal Laundry  
Guest Suite  
24 hour emergency Appello call system

Minimum Age 60  
Lease: 125 years from 1987  
Onsite Development Manager

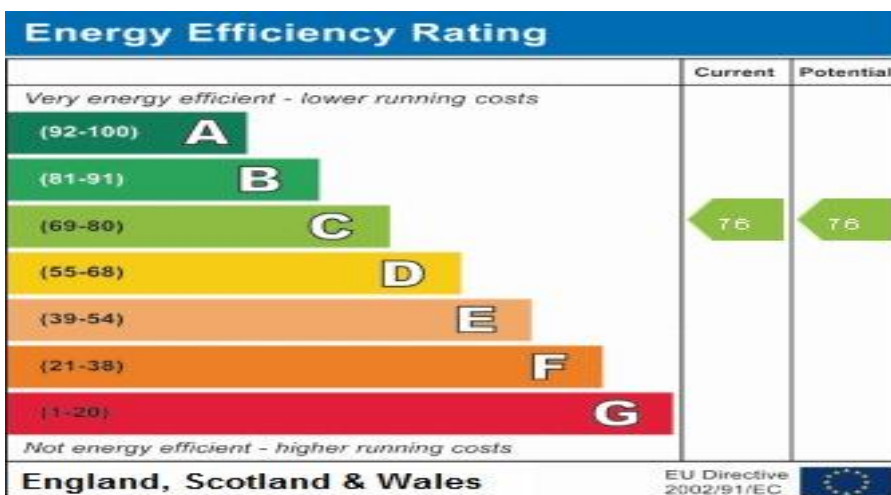


**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



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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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£547.72**

**Ground Rent Period Review:**

**Next Uplift 2031**

**Annual Service Charge:**

**£6051.60**

**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.