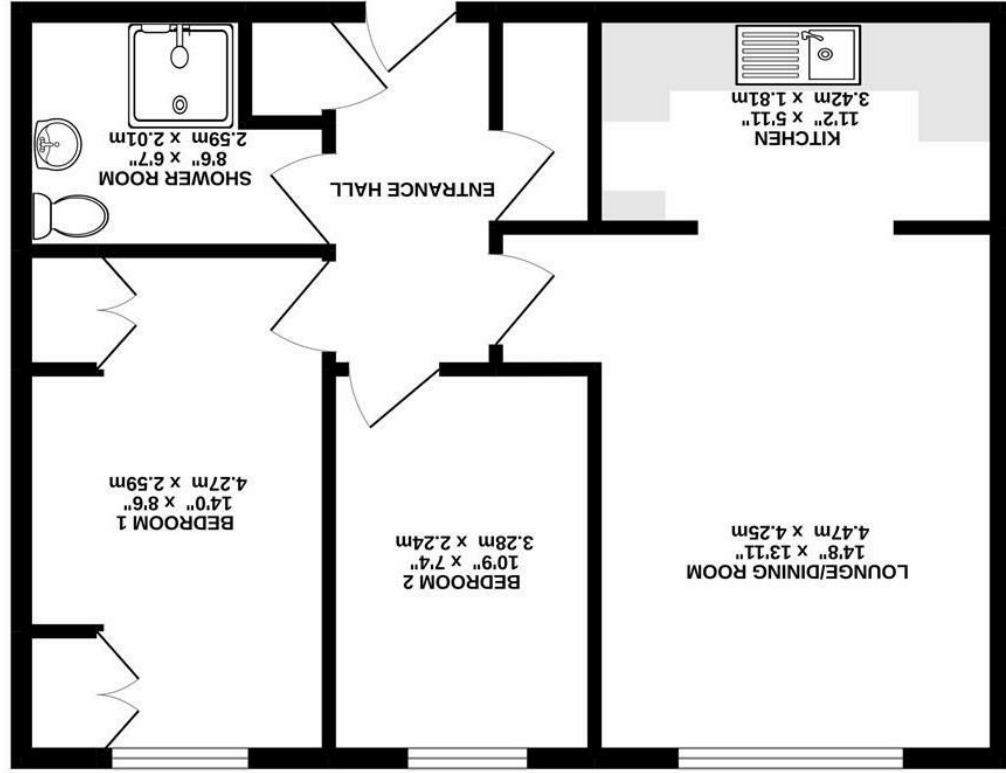


MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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557 sq.ft. (51.8 sq.m.) approx.

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OFFERS OVER £200,000



21 ASH COURT KING EDWARD ROAD

KNUTSFORD WA16 0BE



COUNCIL TAX BAND: B



TWO BEDROOMS, CENTRAL KNUTSFORD LOCATION, PARKING, COMMUNAL GARDENS, NO ONWARD CHAIN.

This spacious two bedroom apartment is located a short walk from Knutsford town centre in the ever popular Ash Court. The property is situated on the first floor to the rear and has both lift and stair access.

The apartment itself comprises of an entrance hallway, lounge dining room with fully fitted kitchen off, two bedrooms with the master benefiting from fitted wardrobes and a three piece shower room.

There is a communal lounge, laundry, communal gardens and allocated parking. The property is offered to the market with NO ONWARD CHAIN

ENTRANCE HALL

Large deep recess storage cupboard with shelving and separate airing cupboard housing the hot water cylinder.

LIVING ROOM

Large double glazed picture window overlooking the front, wall fixed electric storage heater and open archway into:

KITCHEN

Fitted with a matching range of wall and base level cabinets surmounted with contrasting rolled edge worktops incorporating a stainless steel single drainer sink unit with mixer tap. Space and connection for an electric cooker. Space for fridge freezer.

BEDROOM ONE

A good size double bedroom with a front facing double glazed window, wall fixed electric storage heater and a range of built-in bedroom furniture incorporating wardrobes and cupboards.

BEDROOM TWO

Front facing double glazed window and wall fixed electric storage heater.

BATHROOM

Fitted with a three-piece suite comprising a tiled shower enclosure with a Mira electric shower, Pedestal wash basin and a low-level WC. Wall fixed electric fan heater.

TENURE

We understand the tenure to be leasehold. Length of lease 99 years from 1st Jan 1987 - 64 years remaining.

Ground rent £200 pa

Service charge £250/pm

