



Wright Marshall  
Estate Agents

7 Beechwood, Tabley Road  
Knutsford  
WA16 0PQ



For Sale £95,000





- One bedroom Retirement Apartment
- Located on the ground floor overlooking communal gardens
- Walking distance of town centre
- Directly adjacent to Knutsford Heath
- No chain

A one bedroom ground floor retirement apartment, occupying a super position overlooking the rear gardens of a popular a scheme for the over 60's located adjacent to Knutsford Heath, and within walking distance of the town centre.

Accommodation in brief comprises of a private reception hall, a living room open to a fitted kitchen, double bedroom and shower room.

Beechwood is a popular scheme of residential retirement apartments located close to local amenities. The development includes a large communal lounge, laundry facilities, emergency pull-cord system, residents & visitor parking and well-kept landscaped grounds to all sides.

### Entrance Hall

### Lounge/Dining Room

5.31m x 3.16m (17'5" x 10'5")

### Kitchen

2.11m x 2.10m (6'11" x 6'11")


### Bedroom One

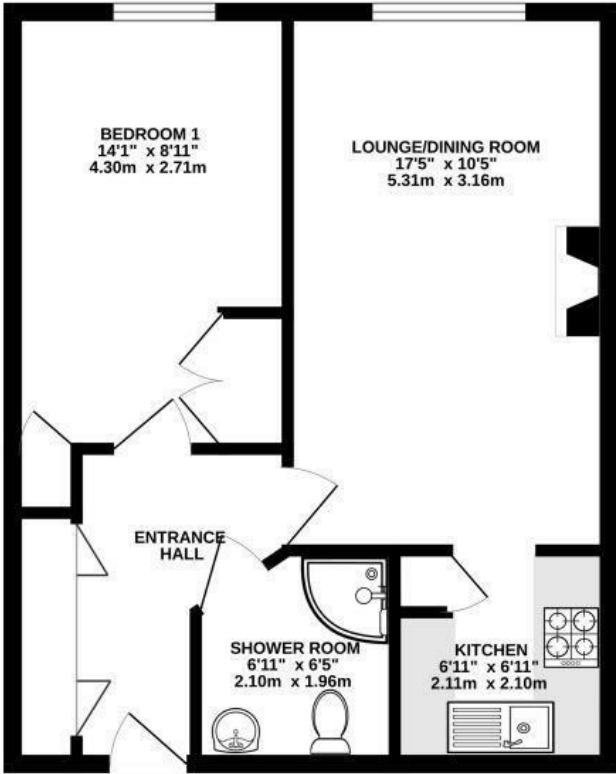
4.30m x 2.71m (14'1" x 8'11")

### Shower Room

2.10 x 1.96m (6'11" x 6'5")

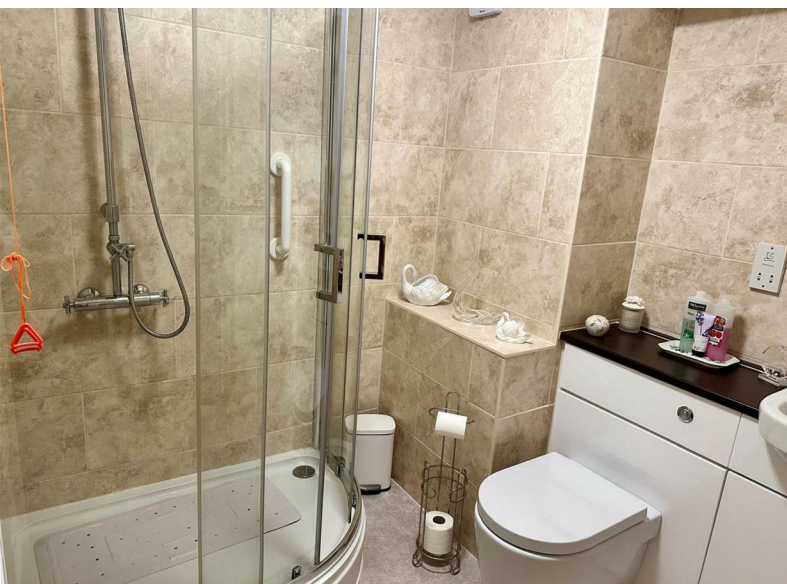
463 sq.ft. (43.1 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 463 sq.ft. (43.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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