

2 Mere Court, off Ruskin Court, Knutsford, Cheshire, WA16 6HE



Price: £120,000

Lease: 87 years

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT OVERLOOKING THE RIVER AND OFFERED FOR SALE WITH NO FORWARD CHAIN

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, kitchen, one or two bedrooms and bathroom. 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 property.

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

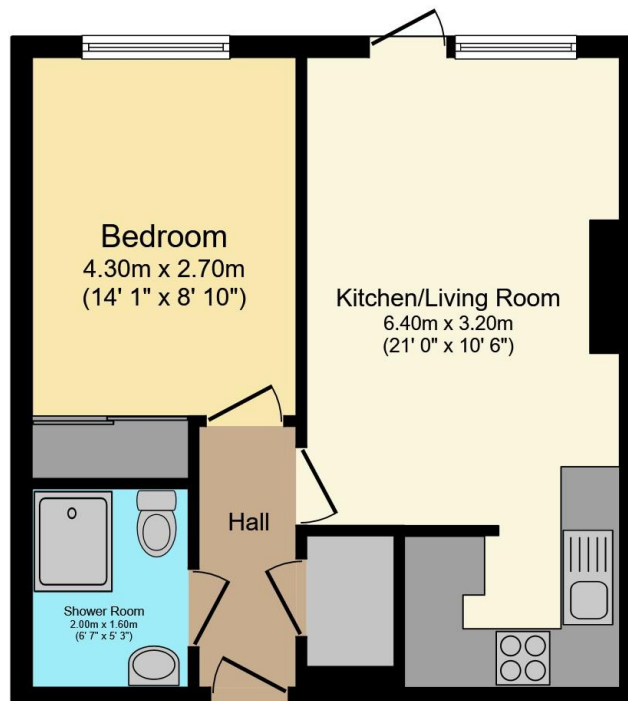
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Development Features:

- 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
- Service Charge £3203.70
- Ground Rent £439.32

Floorplan:



Total floor area 38.6 sq.m. (415 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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Registered address: Retirement Homesearch (England, Scotland and Wales),
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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.

Rooms Description:

ACCOMMODATION

Front door with spy hole leading to

ENTRANCE HALL

Emergency intercom and security door entry system. Intruder alarm. Illuminated light switch. Ceiling light fitting. Power point. Door to airing cupboard housing Gledhill Pulsacoil water heater, shelving, storage space and electric meters. Doors off to living room, bedroom and bathroom.

LIVING ROOM with patio door

With Patio door onto patio area and overlooking the River. Electric night storage heater. Fire surround with electric fire. Power points to include TV aerial point. Telephone point. Ceiling light fitting. Emergency pull cord. Doorway through to kitchen.



KITCHEN

Tiled and fitted with a range of modern wall and floor units with work tops. Stainless steel sink unit with single drainer and mixer tap. Working surfaces. Built-in electric fan oven, four ring electric hob and overhead extractor hood. Spaces for fridge and freezer. Spot lights. Fan heater. Power points.



BEDROOM with window

Built in wardrobes with folding mirrored doors, hanging rail and shelves over. Ceiling Light fitting. Electric night storage heater. Emergency pull cord. Illuminated light switch. T.V aerial point and power points.

BATHROOM

Tiled and fitted with modern suite comprising of shower cubicle, grab rails and emergency push button; vanity unit; low level WC. Wall mounted heater, extractor fan, strip light. Heated towel rail.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

Annual Ground Rent: £439

Ground Rent Period Review: Next Uplift 2031

Annual Service Charge: £3203.7

Council Tax Band: B

Event Fees: 1% Transfer, 0% Contingency



Charlotte Harvey

Property Consultant
West of England & Wales

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Part Exchange – Interested in this property? Need to sell your own?

Please phone us on **01425 632215** or email us on

assuredpartexchange@retirementhomesearch.co.uk



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