



Knutsford
Regent Street


IRLAMS
of Knutsford

Knutsford, WA16 6GR

Regent Street

£310,000



The Property

This superb, contemporary first-floor apartment forms part of only two properties within an exclusive and highly sought-after development, ideally positioned in the very heart of Knutsford town centre on Regent Street. Perfectly placed for convenience and lifestyle, the property is just a short stroll from a wide range of independent shops, cafés, bars and restaurants, along with beautiful green spaces including Tatton Park and The Heath.

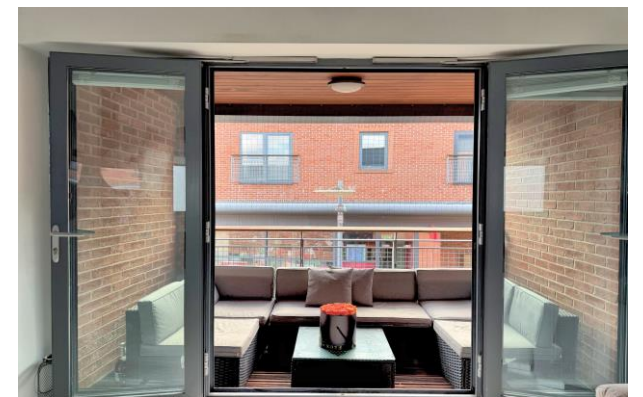
The apartment itself is immaculately presented throughout, showcasing a modern and stylish interior with high-quality fixtures and fittings. The standout feature is the impressive open-plan living, dining and kitchen space, designed to offer both comfort and versatility, ideal for entertaining or everyday living. Large windows and doors allow for plenty of natural light, while also providing access to a private balcony enjoying a pleasant southerly aspect, perfect for alfresco dining or relaxing in the warmer months.

Accessed via a well-maintained communal entrance directly from the street, the property also benefits from an allocated parking space within a secure undercroft garage, offering both convenience and peace of mind.

This is an ideal opportunity for a wide range of buyers, including first-time purchasers, downsizers or investors, seeking a low-maintenance home in a prime central location.

Directions

From Canute Square head south along Princess Street and turn left on to Regent Street. The property can be found shortly on the left-hand side.



- Beautifully presented stylish first floor apartment
- Situated in the heart of Knutsford town centre & shops, cafes, bars & restaurants
- Superb open plan living, dining kitchen with integrated appliances
- Two bedrooms
- Bathroom
- Secure allocated parking

Postcode – WA16 6GR

Tenure – Leasehold - 999yr lease from 2004

Service Charge £865.90 per quarter

Ground Rent £150.00 per annum

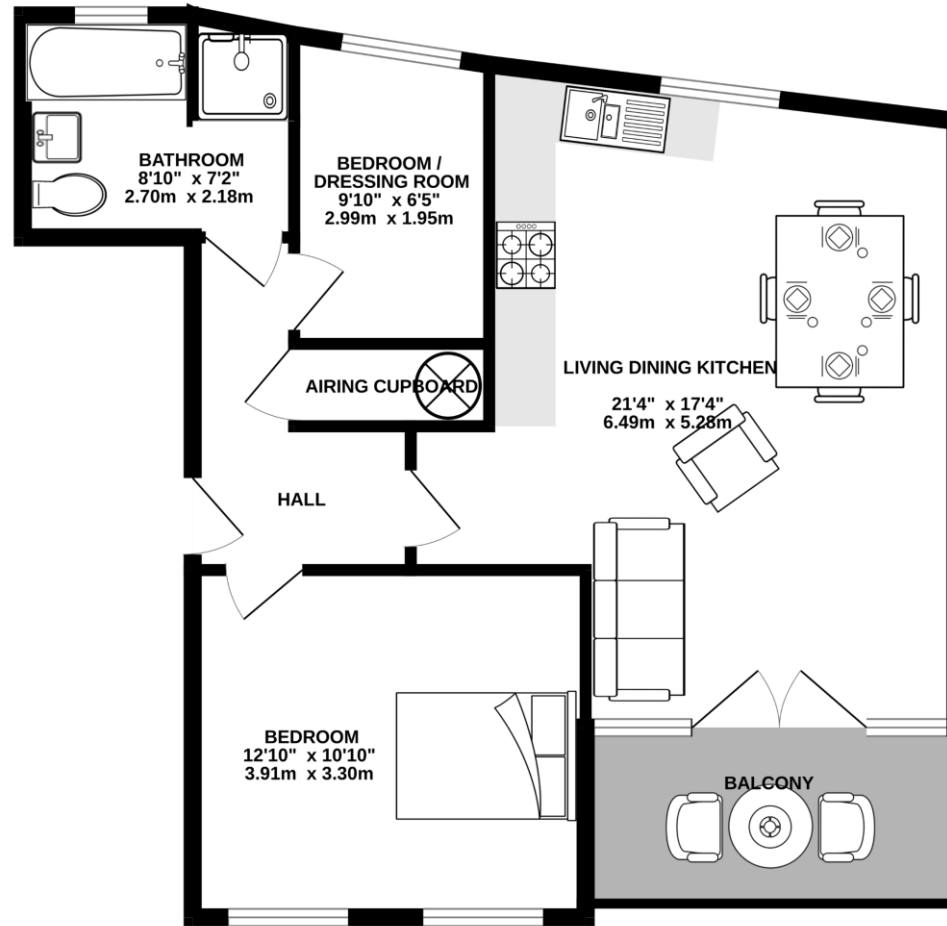
Local Authority – Cheshire East

Council Tax – Band C

EPC - D



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they give notice that

(a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

(d) We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.



IRLAMs
of Knutsford