



**GASCOIGNE
HALMAN**

ASH COURT, KING EDWARD ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Offered for sale with no onward chain is this well-presented one-bedroom second-floor retirement apartment with lift access, located within a highly sought-after town centre development.

The property occupies a central position adjacent to the bus station and Booths supermarket, and is just a short, level walk to Princess Street.

The apartment features a well-proportioned living/dining room with a bay-fronted window that provides an abundance of natural light. The accommodation further comprises a fitted kitchen, a double bedroom with built-in wardrobes, and a modern shower room. Ash Court offers a number of different features such as guest suite, residential manager / pull cords linked to emergency 24-hour Appello system, additional storage room along with communal living room.

DIRECTIONS

SAT NAV: WA16 oBE

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine

bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Leasehold. 99 Years Lease with 61 Years Remaining. £228PA Ground Rent. £327.45 Per Month Services Charge.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council: B

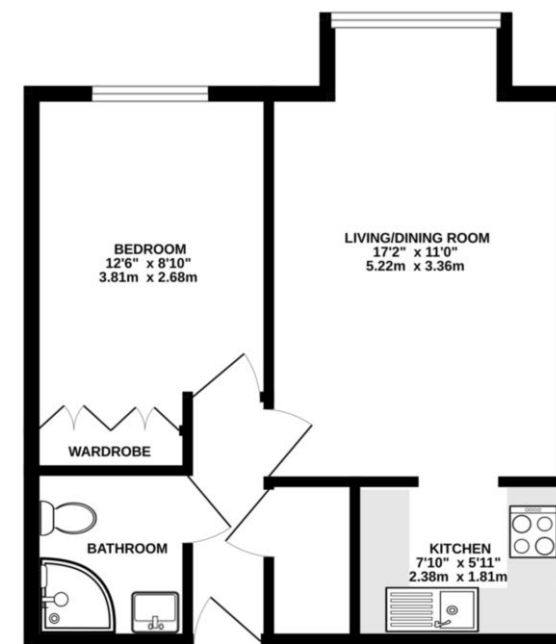
ENERGY PERFORMANCE RATING

TBC

VIEWINGS

Viewing strictly by appointment through the Agents.

421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 421 sq.ft. (39.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaplan 62026

KNUTSFORD OFFICE

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**GASCOIGNE
HALMAN**

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