

**GASCOIGNE
HALMAN**

PRINCESS STREET, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A Truly Bespoke Designer Apartment in Historic Knutsford. This exceptional residence is not simply an apartment - it is a one-of-a-kind home, designed with individuality, precision, and flair. Every detail has been carefully considered, every finish chosen to balance timeless character with contemporary style. The result is a property that exudes sophistication, yet retains a warm and inviting atmosphere.

From the welcoming hallway to the heart of the home, this apartment radiates character and quality. The Aga is a centrepiece in the kitchen, blending traditional charm with modern functionality. Two feature fireplaces bring a sense of grandeur to the living space, while the open-plan layout flows seamlessly - designed for both everyday living and stylish entertaining.

The bedroom suite offers a true retreat, complete with a Juliet balcony and dressing room, while the bathroom is finished to a standard that reflects the property's attention to detail. With planning permission already in place to enhance the kitchen and patio, there is scope to add your own chapter to this remarkable home. The property also benefits from off road parking.

DIRECTIONS

SAT NAV: WA16 6BW

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. 999 years from and including 16 December 2019.

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: B

ENERGY PERFORMANCE RATING

D

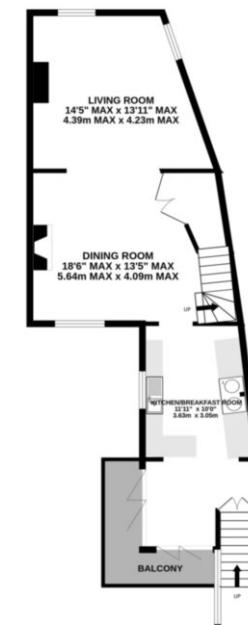
TOTAL FLOOR AREA

1043 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
631 sq ft. (58.7 sq.m.) approx.



1ST FLOOR
411 sq ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq ft. (96.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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