



3 Buckingham Drive, Knutsford
Knutsford

£337,500

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

3 Buckingham Drive

Knutsford

Motivated Seller & NO CHAIN. Situated on the corner of Buckingham Drive, on the edge of the prestigious Legh Road Conservation Area, this well-presented duplex apartment offers a rare opportunity to acquire a spacious and stylish home in a highly desirable setting.

Council Tax band: D

Tenure: Leasehold. 999 Years from 1991. 965 Years remaining. Ground Rent £200 PA.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern, updated bathroom
- Spacious living & dining areas
- Prime location on the edge of the prestigious Legh Road Conservation Area
- Off-road parking
- Three generous bedrooms
- Brand new fitted kitchen
- Stylish duplex apartment
- Private garage for storage or parking



3 Buckingham Drive

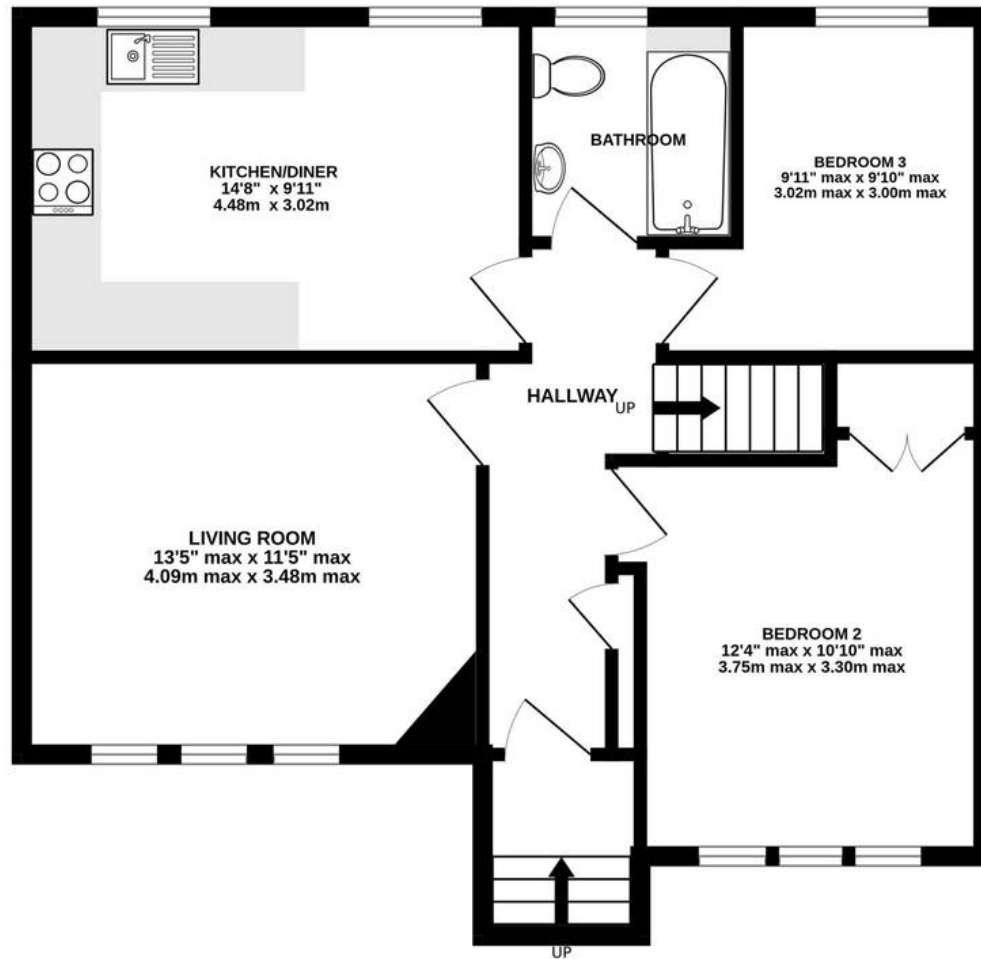
Knutsford

The property has been thoughtfully updated throughout, featuring a modern kitchen with integrated appliances, a contemporary bathroom, and new carpets in all bedrooms. In brief, the accommodation comprises: entrance hall providing access to a generous sized living room, updated kitchen/dining area, a newly fitted 3-piece bathroom, and two bedrooms. Upstairs, the impressive principal bedroom benefits from its own en-suite. Externally, the property offers off-road parking and includes a private garage, providing both convenience and additional storage.

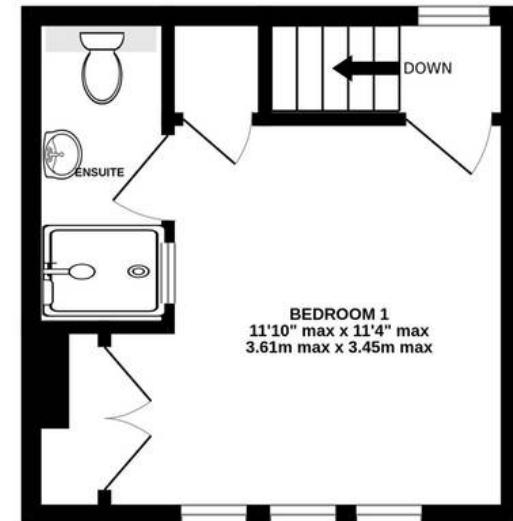
Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety 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.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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