



Knowsley Court Knowsley Road, Hoole

CH23SL

Fixed price **£185,000**

**address.**





## Knowsley Court Knowsley Road

Hoole

**Council Tax band: C**

**Tenure: Leasehold**

**GROUND RENT**

£0 per year

**ANNUAL SERVICE CHARGE**

£1000

**LENGTH OF LEASE**

960 years left

**EPC Energy Efficiency Rating: C**

**EPC Environmental Impact Rating: C**

- Situated in the highly sought-after village of Hoole
- 2 bedroom ground floor apartment
- Ample off-road resident parking
- Landscaped communal garden
- Charming period architecture
- Modern kitchen with integrated appliances
- Open plan living area
- Contemporary bathroom with walk-in shower
- Built-in storage solutions
- 5%+ Rental Yield
- Over 55s Community – Peaceful, like-minded neighbours in a mature setting
- Chain-Free & Ready – No onward chain for a smooth, quick completion





## 5 Knowsley Court Knowsley Road

### Hoole

This beautifully presented two-bedroom apartment combines contemporary style with practical living, offering bright, spacious accommodation throughout. The open-plan living area is enhanced by a charming bay window, flooding the space with natural light, while the modern fitted kitchen features integrated appliances, creating the perfect setting for everyday living and entertaining.

Both bedrooms are generously proportioned, with the principal bedroom benefiting from built-in wardrobes. The stylish shower room is finished with contemporary fittings, complemented by excellent storage and accessible features.

Externally, the property enjoys ample off-road parking and beautifully maintained communal gardens with mature trees and seating areas, providing a peaceful setting to relax. Combining period character with modern finishes, this move-in-ready apartment offers an exceptional opportunity in a highly desirable location. Early viewing is highly recommended.





### **Bedroom 1**

12' 7" x 10' 7" (3.84m x 3.23m)

### **Bedroom 2**

12' 7" x 6' 9" (3.84m x 2.06m)

### **Shower Room**

7' 1" x 6' 7" (2.16m x 2.01m)





## Kitchen

10' 4" x 6' 6" (3.15m x 1.98m)

## Living Room

18' 0" x 17' 7" (5.49m x 5.36m)







**Communal Garden**

**Off street**

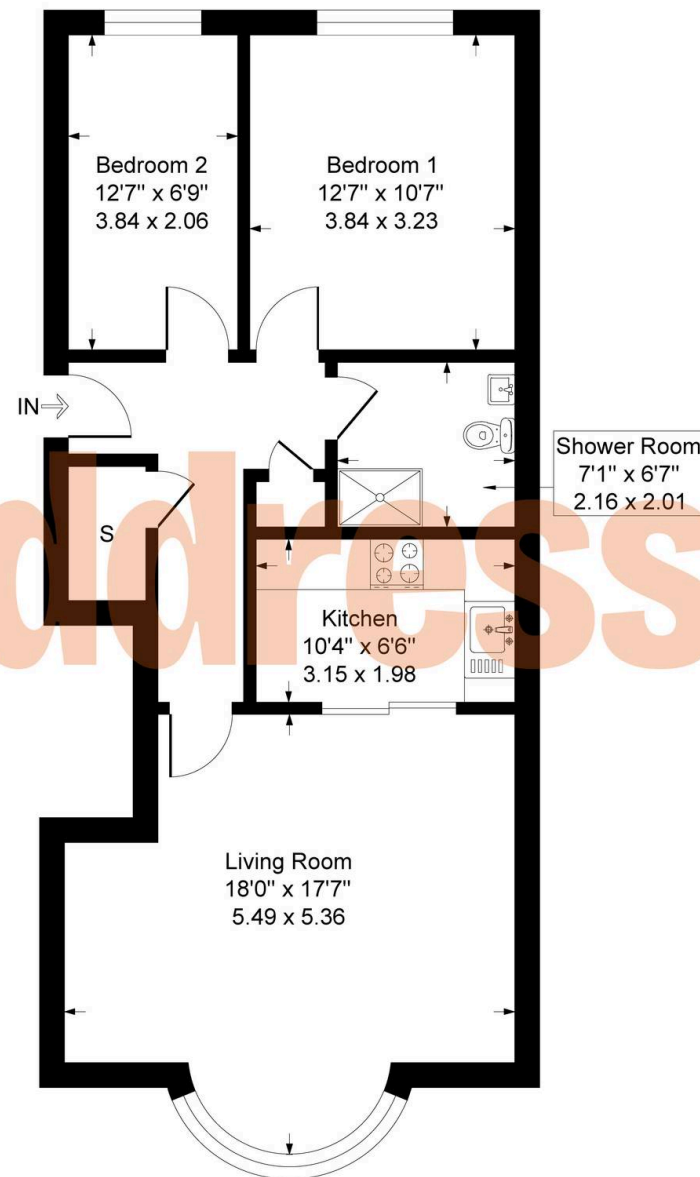
**1 Parking Space**





## 5 Knowsley Court

Approximate Gross Internal Floor Area = 67.0 sq m / 722 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



# address.

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