



Knutsford  
Regent Street

  
IRLAMS  
*of Knutsford*

# Knutsford, WA16 6GR

## Regent Street

### £325,000



### The Property

This superb, contemporary first-floor apartment forms part of 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.

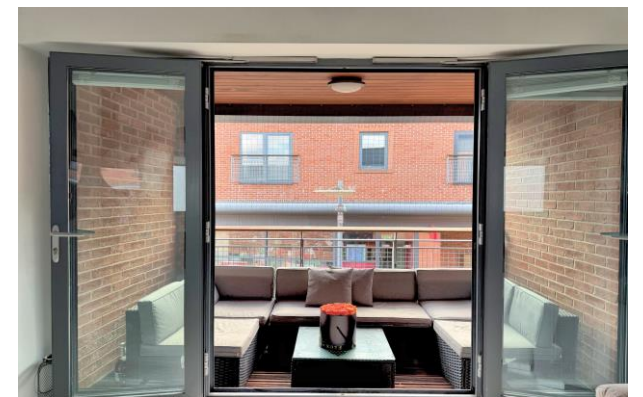
The apartment itself is immaculately presented throughout, showcasing a modern and stylish interior with high-quality fixtures and fittings. The standout feature is the impressive open-plan living, dining and kitchen space, designed to offer both comfort and versatility, ideal for entertaining or everyday 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

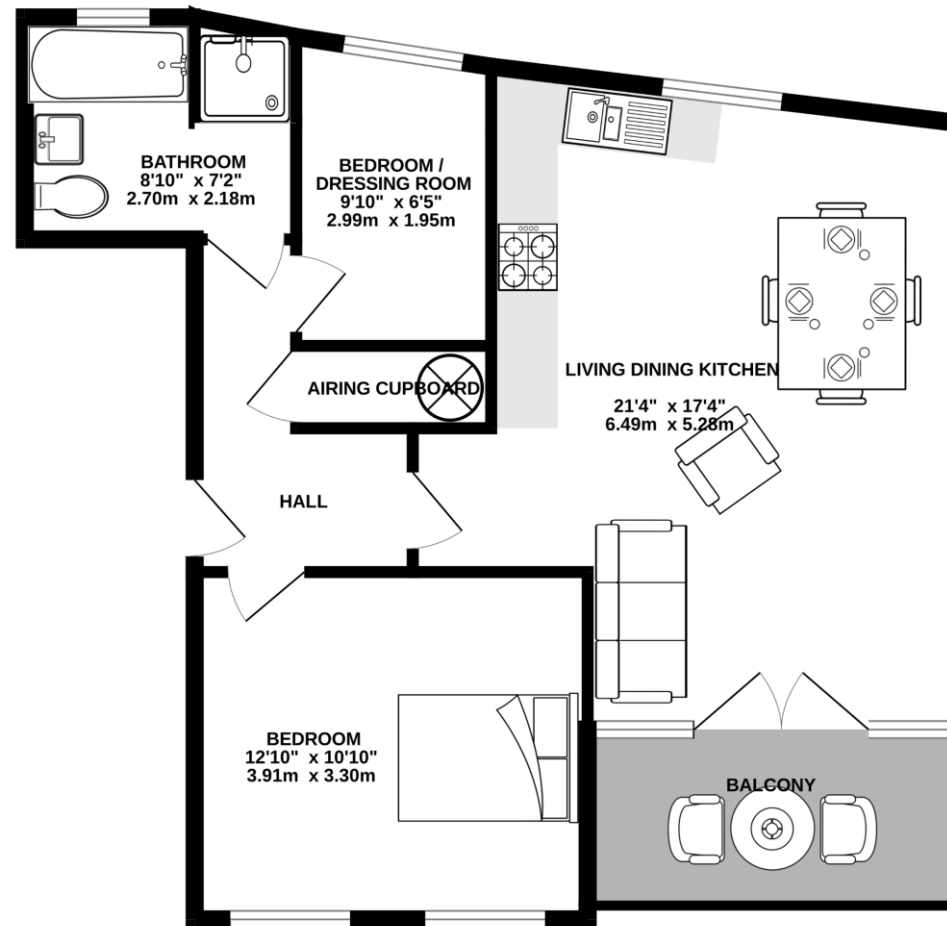
**Local Authority** – Cheshire East

**Council Tax** – Band C

**EPC** - D



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



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