



Flat 15, Ash Court King Edward Road, Knutsford

£129,950

Knutsford

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 15

Ash Court King Edward Road, Knutsford

Council Tax band: B

Tenure: Leasehold. 99 year lease with 61 years remaining. £228 PA ground rent and service charge
£4455.32 PA

Services (NOT TESTED): 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

EPC Energy Efficiency Rating: TBC

Viewings: Viewings strictly by appointment through the agents

- Highly sought-after Ash Court retirement development
- Prime Knutsford Town Centre location
- Spacious and light-filled first-floor apartment
- Updated Shaker-style kitchen with window
- Fitted wardrobes and modernised shower room
- No onward chain



Flat 15

Ash Court King Edward Road, Knutsford

Situated within the ever-popular Ash Court retirement development, this well presented first-floor apartment enjoys an enviable position in the heart of Knutsford Town Centre, within easy walking distance of Booths, local medical facilities and the wide range of shops, cafés and amenities the town has to offer.

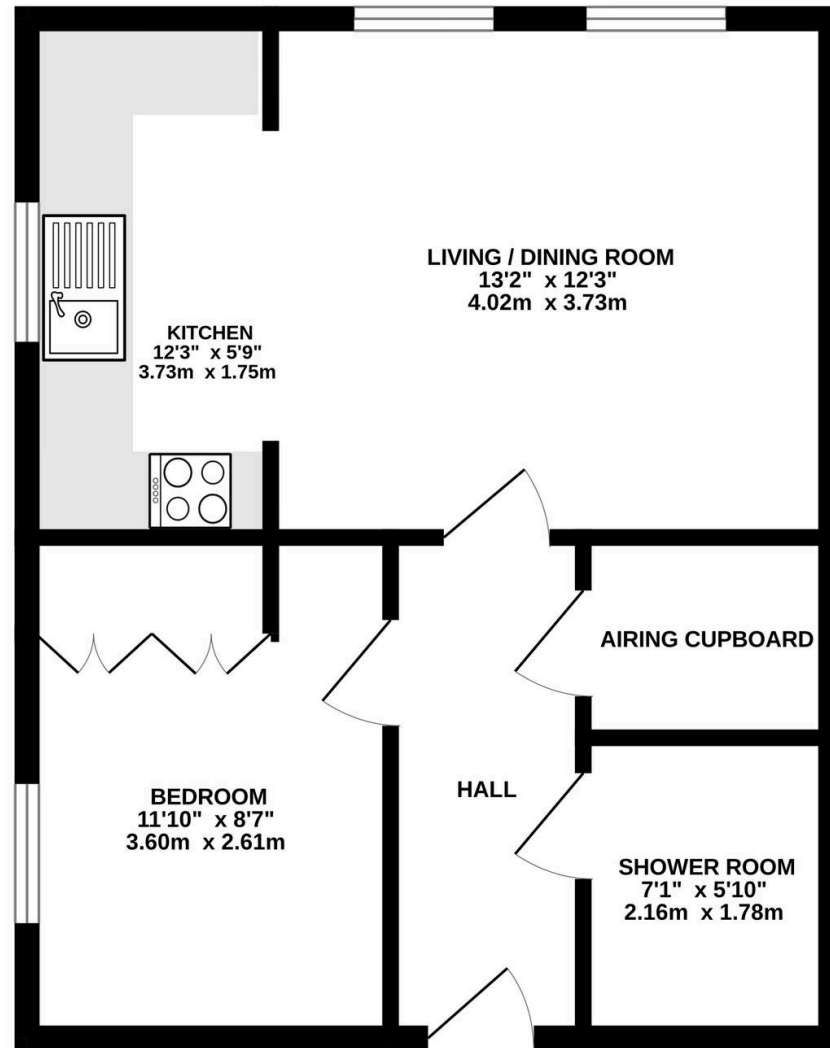
The accommodation briefly comprises a welcoming entrance hall leading into a spacious and light filled sitting room, enjoying attractive views over Knutsford Town Centre. The separate kitchen has been thoughtfully updated with a stylish Shaker-style range of units and benefits from a window, a particularly desirable feature within retirement apartments.

The bedroom is well proportioned and features fitted wardrobes, with the accommodation further complemented by a modernised shower room. An airing cupboard has also been cleverly utilised as a useful utility space.

Ash Court itself provides a range of excellent communal facilities, including a residents' lounge, guest suites, laundry facilities, lift access and the benefit of a dedicated House Manager, providing both convenience and peace of mind.



FLOORPLAN
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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