



**GASCOIGNE
HALMAN**

BEECHWOOD, TABLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

NO CHAIN. A beautifully appointed and recently refurbished bespoke first-floor later living apartment, located within the ever-popular Beechwood retirement development. The apartment enjoys a convenient position just a short, level walk from Knutsford town centre and opposite ever popular 'The Heath'. The property is approached via security entry system and benefits from a lift to all floors.

The accommodation comprises a light and spacious entrance hall with generous built-in storage cupboards incorporating power points, a well-proportioned living/dining room with additional power sockets including USB points as well as upgraded electric radiators throughout the apartment, and a newly replaced, contemporary kitchen featuring an upgraded instant boiling water tap and integrated dishwasher. The bedroom is tastefully presented and benefits from fitted storage, while the bathroom has been fully updated to include a modern walk-in shower.

Beechwood further benefits from excellent communal facilities including a residents' laundry and guest suite, both conveniently located on the same floor. A 'Flexilink' bus service operates twice weekly to Wilmslow, and a local dairy provides regular milk and grocery deliveries. Externally, residents can enjoy well-maintained communal gardens within both Beechwood and Oakwood developments.

DIRECTIONS

SAT NAV: WA16 0PQ

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. 83 Years Remaining. Ground Rent £50PA. Service Charge £3,000PA

SERVICES (NOT TESTED)

Electric, Water & Drainage services are connected have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax: B

ENERGY PERFORMANCE RATING

B

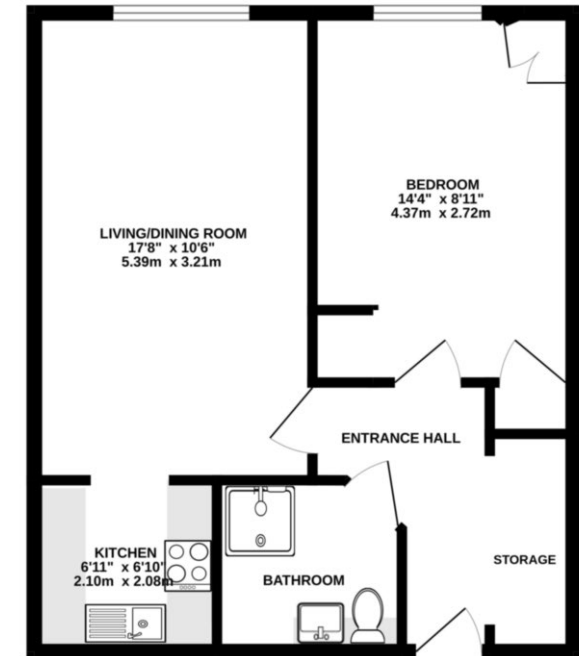
TOTAL FLOOR AREA

493 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropac (2020)

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.