



Cranford Square

Knutsford

£250,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Cranford Square

Knutsford

Council Tax band: C

Tenure: Leasehold. 125 Year lease from 08/07/2004.
103 years remaining. Service Charge £543.24 pa.

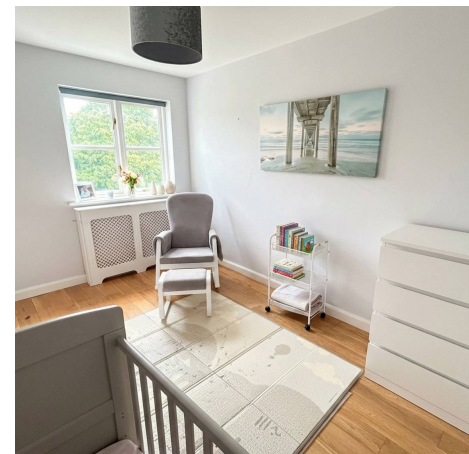
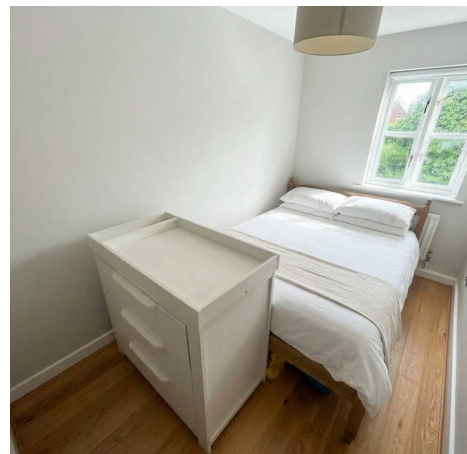
Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: C

Viewings: Viewings strictly by appointment through the agents

- Two-bedroom first floor duplex apartment
- Short, level walk into Knutsford Town Centre
- Private southerly facing rear garden
- Own private entrance and ample parking
- Spacious living/dining room & fitted kitchen
- NO ONWARD CHAIN



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Situated within a short, level walk of Knutsford Town Centre, this attractive two-bedroom first floor duplex apartment forms part of a small development of just eight self-contained properties within an attractive courtyard setting. Constructed in the late 1990s by Crosby Homes, the property benefits from its own private entrance, ample parking within the courtyard, a private southerly facing garden and is offered for sale with **NO ONWARD CHAIN**.

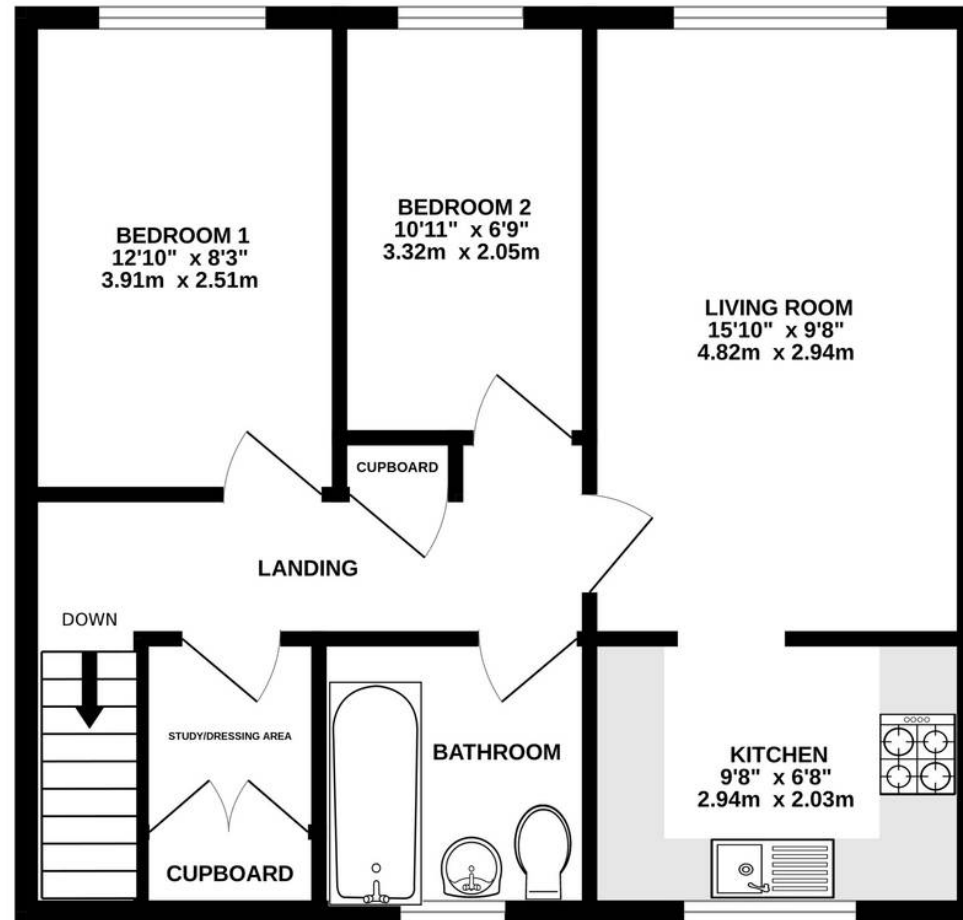
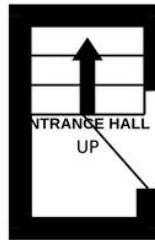
The accommodation is arranged over two floors and briefly comprises an entrance hall with stairs leading to the first floor, two generous double bedrooms, a useful study/dressing area, a good-sized white bathroom which has been updated from the original specification, a spacious living/dining room and a fitted kitchen with appliances. The property offers well-proportioned and versatile accommodation in a highly convenient location.

A particular feature of the property is the private southerly facing garden to the rear, which is an unusual and highly desirable benefit for an apartment, providing an excellent outdoor space. With Knutsford Town Centre and its excellent range of shops, restaurants and amenities all within easy walking distance, this well-positioned apartment presents an excellent opportunity for a purchaser seeking convenience, outdoor space and a property with **NO ONWARD CHAIN**.



GROUND FLOOR
18 sq.ft. (1.6 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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