



Knutsford
Legh House, Hollow Lane

Knutsford, WA16 8WB

Hollow Lane

£250,000



The Property

This beautifully presented two-bedroom, second-floor apartment is situated within the highly desirable Legh House development, conveniently located within walking distance of the town centre. The property offers flexible and contemporary living accommodation, positioned to the rear of the building and benefiting from a high degree of privacy. Particular features include the impressive dual-aspect living/dining room with a charming Juliet balcony, the principal bedroom with en-suite shower room, a separate fitted kitchen with integrated appliances, and secure gated underground parking. Externally, Legh House is approached via a large

tarmacadam driveway leading to the communal entrance, which benefits from a modern lift serving all floors. The development also offers secure gated parking and additional visitor parking.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50). At the traffic lights turn left down Adams Hill passing the rail station. At the next lights turn left up Hollow Lane where the entrance to Legh House will be seen on your left.

- A superb second floor apartment
- Situated within a short stroll of Knutsford town centre & Tatton Park
- Excellent train links into Manchester and Chester within walking distant from apartment.
- Living dining room with Juliet balcony
- Kitchen with fitted appliances
- Two double bedrooms
- Two bathrooms (one en-suite)
- Beautiful communal gardens
- Secure allocated parking space and ample visitor parking

Postcode – WA16 8WB

EPC Rating – C

Tenure – Leasehold – 999yr lease from 2002

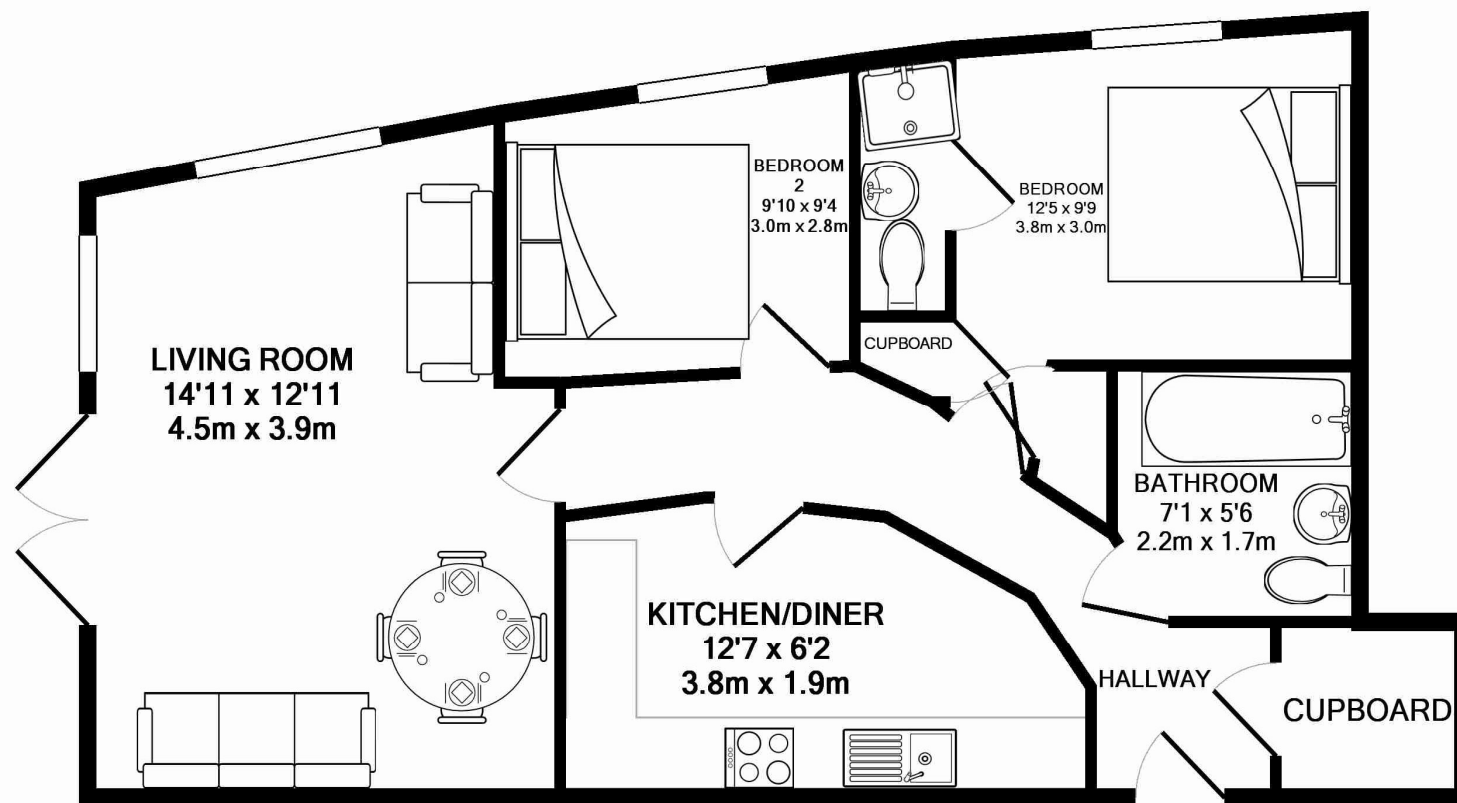
Local Authority – Cheshire East

Council Tax – Band C

Service Charge – £2,300.00 per annum

Ground Rent – £97.50 per annum





TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

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