



**GASCOIGNE  
HALMAN**

TATTON LODGE, MOORSIDE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

This impressive two double bedroom ground floor garden apartment enjoys an enviable position with delightful views across The Moor, all set within the highly sought-after Tatton Lodge development in the very heart of Knutsford.

The property offers well-presented and spacious accommodation, beginning with a communal entrance hall that also provides access to a shared roof terrace. On entering the apartment, you are welcomed into a bright and airy living room, beautifully finished with striking flooring, a feature fireplace, and French doors that open out to the well-maintained communal gardens. From the living area, double doors lead into a well-appointed dining kitchen, complete with a picture window framing the outlook across The Moor.

An inner hallway leads to two immaculate double bedrooms, the principal of which benefits from fitted wardrobes, offering excellent storage. The generously proportioned bathroom is fitted with a classic 3-piece suite and features the additional benefit of a walk-in shower.

Further adding to the appeal of this superb home is a private residents' sun terrace, accessed via the communal hallway. This outdoor space provides an ideal setting for entertaining or simply relaxing in a tranquil suntrap, all within a short stroll of Knutsford's many shops, cafés, and amenities.

The apartment also benefits from gas central heating, a private garage, and residents' parking.

Agent Note: The Tatton Lodge Residents Association does not permit apartment rentals, so this property is not suitable for buy-to-let investors. Pets are also not permitted.

#### DIRECTIONS

SAT NAV: WA16 6JD

#### 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. 999 Years from 1981. 955 Years Remaining. Service Charge £1440 per annum.

#### SERVICES (NOT TESTED)

All main 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 Tax Band: C

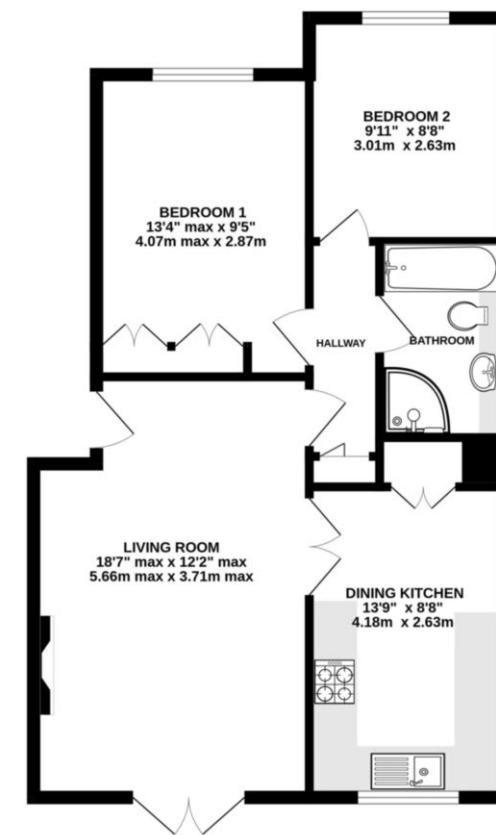
#### ENERGY PERFORMANCE RATING

C

#### VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



#### KNUTSFORD OFFICE

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TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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