

FREEHOLD



Flat - Purpose Built

# MANOR COURT MANOR PARK SOUTH, KNUTSFORD, WA16 8AG

Offers over

## £275,000

### FEATURES

- Chain free
- Well maintained communal gardens
- Two spacious double bedrooms
- Walking distance to Knutsford town centre
- Private off road garage



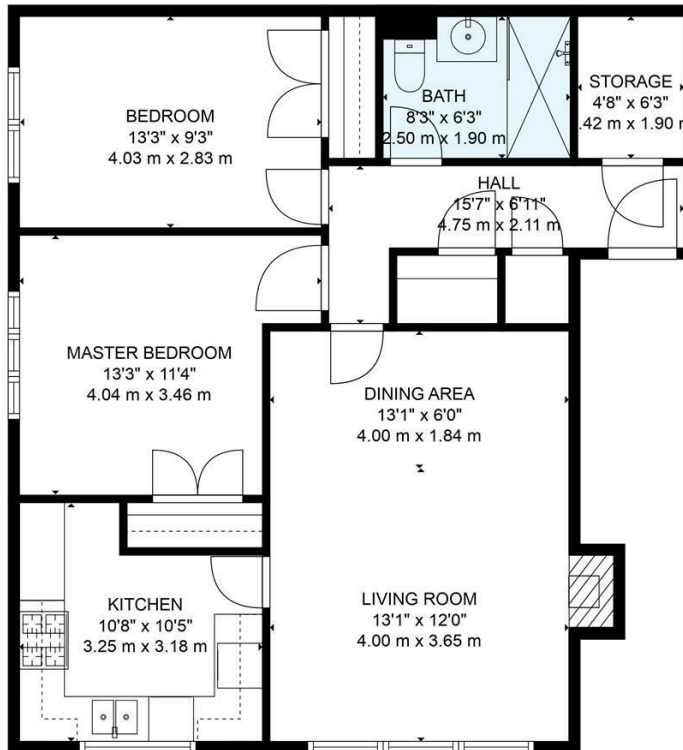
ACOBAS

# 2 Bedroom Flat - Purpose Built located in Knutsford

Acobas are delighted to offer this conveniently located freehold apartment with no onward chain.

Boasting a private entrance, this first floor apartment is accessed via a single flight of stairs, opening up into a spacious hallway with three private storage cupboards and a large bathroom which contains a walk in shower with foldable wall mounted seat.

The remainder of the apartment comprises: Two double bedrooms, both with built in wardrobes and identical internal specification, whilst the principal bedroom has a slightly larger gross internal area. Also, a large living/dining room with electric fireplace, dining table and double glazed windows providing a view of the private and well maintained communal gardens. The fully fitted kitchen is adjacent and of a good size, whilst also having a range of appliances.



**TOTAL: 791 sq. ft, 74 m2**  
 FLOOR 1: 791 sq. ft, 74 m2  
 EXCLUDED AREAS: STORAGE: 29 sq. ft, 3 m2, FIREPLACE: 8 sq. ft, 1 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Call us on  
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**Council Tax Band**

**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

