



**GASCOIGNE  
HALMAN**

OAKWOOD, TABLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A well-positioned first-floor two-bedroom retirement apartment situated opposite The Heath and within a short, level walk of the Town Centre. Offered with no onward chain.

Occupying a desirable position on the corner of The Heath, this first-floor retirement apartment enjoys convenient access to local amenities and the Town Centre via a flat walking route. The property has been modernised throughout and features a contemporary Wren kitchen, benefitting from a window that allows an abundance of natural light. The spacious living/dining room offers pleasant views across The Heath. There are two well-proportioned bedrooms, both with built-in wardrobes, served by a modern bathroom.

As part of the Oakwood development, residents benefit from a range of communal facilities, including a residents' lounge and laundry room. Overnight guests can make use of an en-suite guest suite available for hire, while externally there are well-maintained communal gardens and parking facilities. Additional features include a dedicated House Manager, pull-cord emergency alarms throughout, and a secure video entry system.

#### DIRECTIONS

SAT NAV: WA16 0NY

#### 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. 125 Years Lease from 01/01/1986. 85 Years Remaining. Ground Rent £85pa. Services Charge £3261.60pa

#### 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

TBC

#### TOTAL FLOOR AREA

#### VIEWINGS

Viewing strictly by appointment through the Agents.

#### KNUTSFORD OFFICE

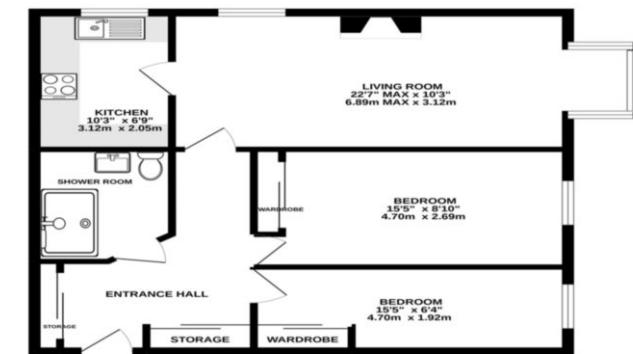
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26 Princess Street, Knutsford, WA16 6BU

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GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.  
Measurements are approximate and are for guidance purposes only. Please see Sales or Letting Details.

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