



**Knutsford**  
The Hill, Parkfield Road



**Knutsford, WA16 8NP**  
**Parkfield Road**  
**Offers Over £600,000**



**The Property**

Offered to the market with no onward chain, this beautifully appointed and deceptively spacious two-bedroom apartment has been much improved and improved over the years to provide light and flexible living accommodation. Situated on one of Knutsford's premier roads, The Hill offers an inclusive lifestyle with no age restrictions making this development an ideal choice for a range of buyers.

The apartment is located at the rear of the building, boasting stunning panoramic views over the immaculately maintained communal gardens. Particular mention must be made of the large living dining room with dual aspect allowing floods of natural daylight and sliding doors opening to a Juliet balcony. The property further benefits from a newly fitted modern kitchen with quality integrated appliances, a large principal bedroom with fitted wardrobes and en-suite, and secure allocated underground parking.

The property is approached via a sweeping driveway leading to both underground and visitor parking. The communal entrance includes a modern lift, providing easy access to all floors. The grounds are a true delight, featuring communal lawns and various seating areas bordered by mature trees and feature planning. NB: We understand the annual service charge to be £4,673.65 per annum.

**Directions**

From Knutsford Town Centre turn down Adams Hill (A537) passing the rail station on your left. At the next lights continue straight onto Chelford Road. After passing The Legh Arms public house turn right into Legh Road. Take the left turn into Parkfield Road where the driveway entrance to The Hill will be found on your right.

- Immaculately presented 1<sup>st</sup> floor apartment
- Situated in a sought after Knutsford town centre location
- Spacious living accommodation
- Breakfast kitchen with integrated appliances
- Two generous bedrooms
- Two bathrooms (one en-suite)
- Stunning communal gardens
- Underground parking & visitor parking

**Postcode** – WA16 8NP

**Tenure** – Leasehold

Service Charge: £4,673.65 pa

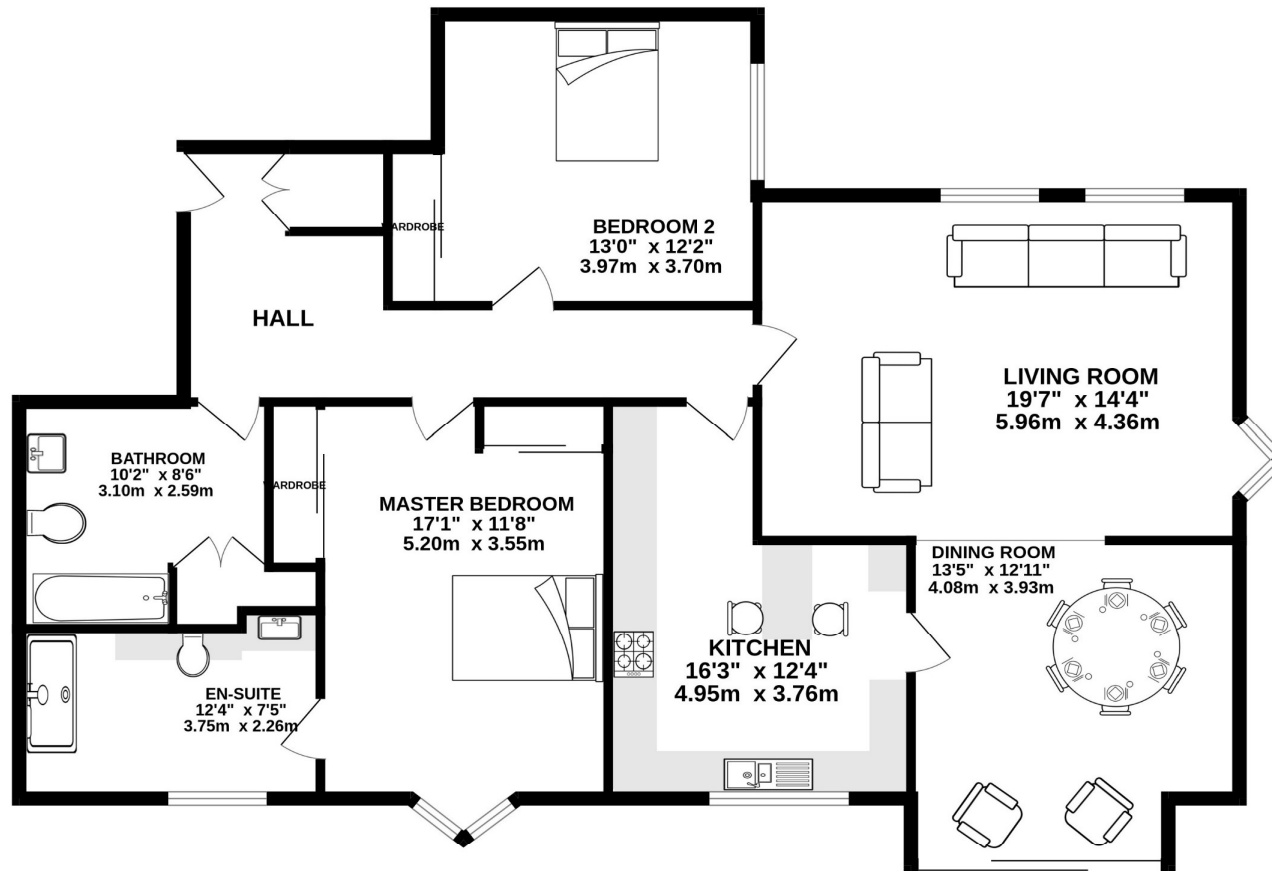
**Local Authority** – Cheshire East

**Council Tax** – Band E

**EPC** - C



FIRST FLOOR  
1389 sq.ft. (129.0 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.

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