



**GASCOIGNE  
HALMAN**

BEECHWOOD, TABLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A bright and well-presented second-floor apartment situated within the ever-popular Beechwood retirement development, offered for sale with no onward chain and within a short, level walk of Knutsford town centre.

The apartment is located on the sought-after 'Heath Side' of the development and is accessed via a serviced lift. Accommodation comprises an entrance hall with fitted storage cupboards, a good-sized double bedroom and a bathroom with a recently fitted walk-in shower. There is a spacious living room enjoying views over the Heath, alongside a updated kitchen which unusually benefits from an external window providing excellent natural light.

Residents enjoy access to a range of communal facilities including a residents' lounge, laundry room, en-suite guest accommodation and well-maintained landscaped gardens.

#### DIRECTIONS

SAT NAV: WA16 0PQ

#### 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 01/01/1984. 84 Years Remaining. Ground rent £70 PA Service Charge: £2,815.00 PA

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: B

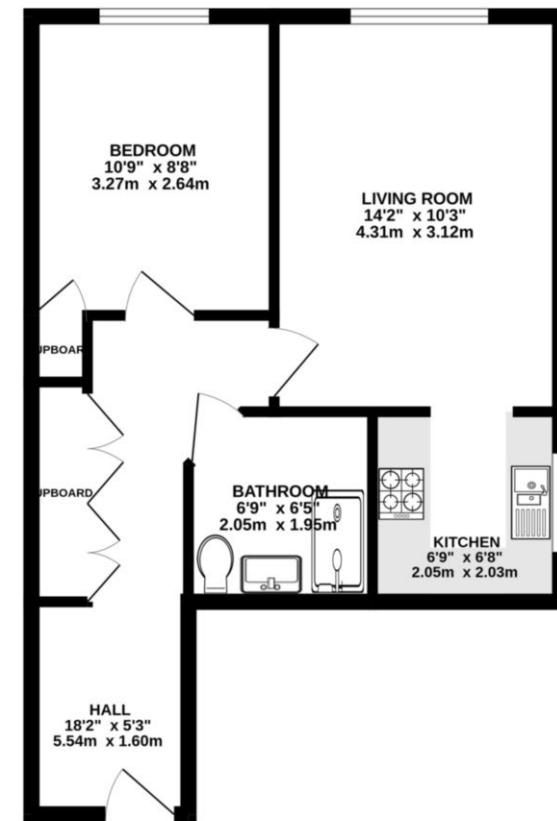
#### ENERGY PERFORMANCE RATING

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#### VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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