



Knutsford
Legh House


IRLAMS
of Knutsford



Knutsford, WA16 8WB

Legh House

£255,000



The Property

This beautifully presented two-bedroom ground floor apartment has been lovingly maintained and improved by the current owner to provide stylish and well-proportioned accommodation, ideally suited to first-time buyers, downsizers and buy-to-let investors alike. Forming part of the ever-popular Legh House development, the property enjoys a convenient location within easy walking distance of Knutsford town centre, the railway station and an excellent range of local amenities.

Particular mention must be made of the superb open-plan living dining kitchen, creating an ideal space for both everyday living and entertaining, together with the generous principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room. A further double bedroom and modern family bathroom complete the accommodation, whilst the apartment also enjoys the rare advantage of a private enclosed courtyard to the rear, providing an excellent low-maintenance outdoor space for relaxing or al fresco dining.

Externally, the development is approached via a tarmac driveway leading to secure gated residents' under-croft parking, together with visitor parking. Combining modern, low-maintenance living with a highly convenient setting, this is a superb opportunity to acquire a quality apartment in one of Knutsford's most established residential developments.

Directions

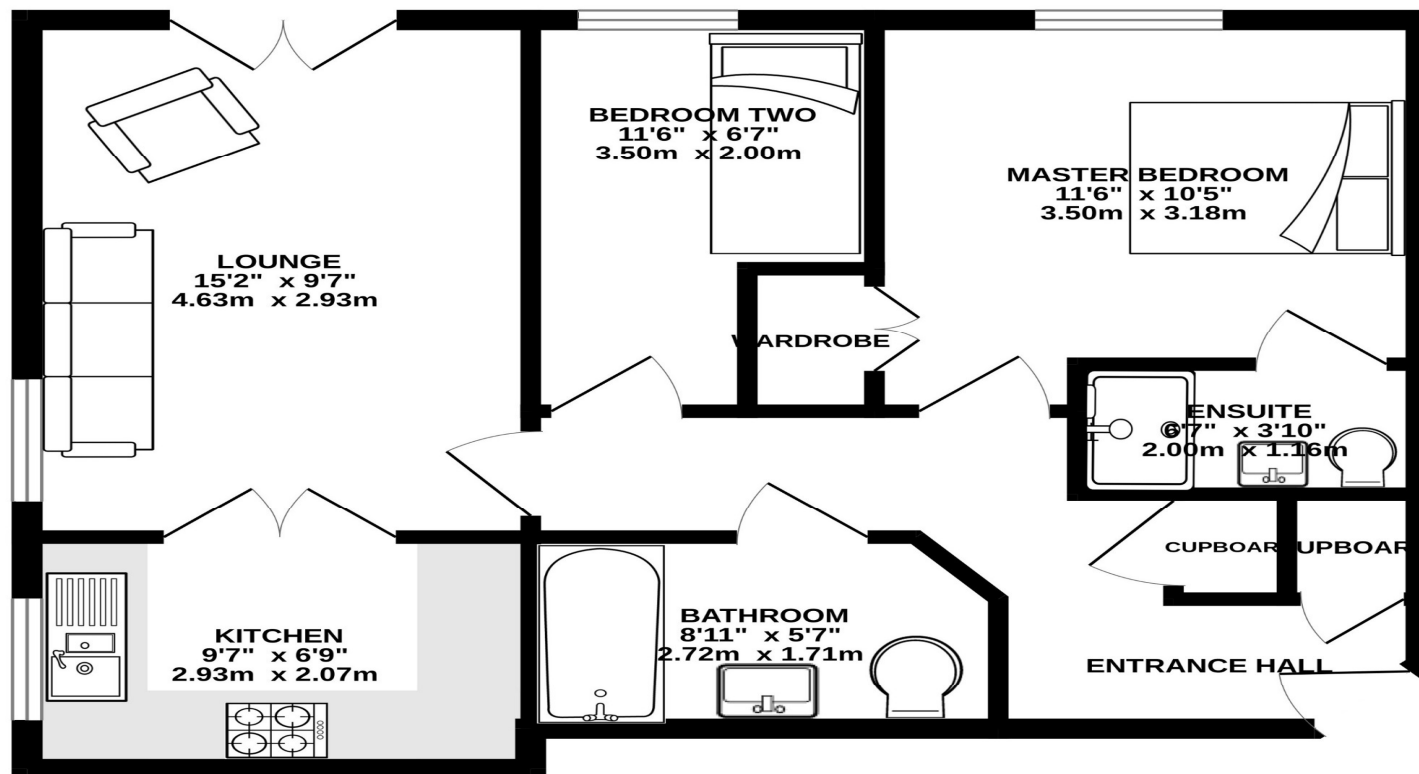
From the roundabout in the centre of Knutsford, proceed along King Edward Road turning left at the traffic lights onto Adams Hill passing the railway station. At the next set of traffic turn left onto Hollow Lane and then turn immediately left into the Legh House development.

- Beautifully presented ground floor apartment
- Two bathrooms (one en-suite)
- Private courtyard garden
- Parking in undercroft garage
- Situated in a lovely central location

Postcode – WA16 8WB
Tenure – Leasehold
Local Authority – Cheshire East
Council Tax – Band C
EPC - D



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

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