



Flat 10, Belgravia Court | Hartford | CW8 1GW

EDWARD
mellor



Features

- A CHAIN FREE PURCHASE
- Top floor apartment with 2 bedrooms
- Spacious lounge/diner with Juliet Balcony
- Gas central heating & PVCu double glazed
- In a much sought after location

An excellent opportunity to purchase this well-presented two bedroom second-floor apartment, situated on the popular Knightsbridge Park development in the heart of sought-after Hartford. Offered chain free, this attractive home is ideal for first-time buyers, investors or those looking to

downsize. The accommodation comprises a welcoming entrance hall, spacious lounge/diner with Juliet balcony and double doors opening into the fitted kitchen, complete with integrated oven and hob. There are two bedrooms, with bedroom one benefiting from fitted wardrobes and its

own Juliet balcony, together with a well-appointed bathroom. Further benefits include gas central heating, PVCu double glazing, a designated parking space and access to well-maintained communal gardens.



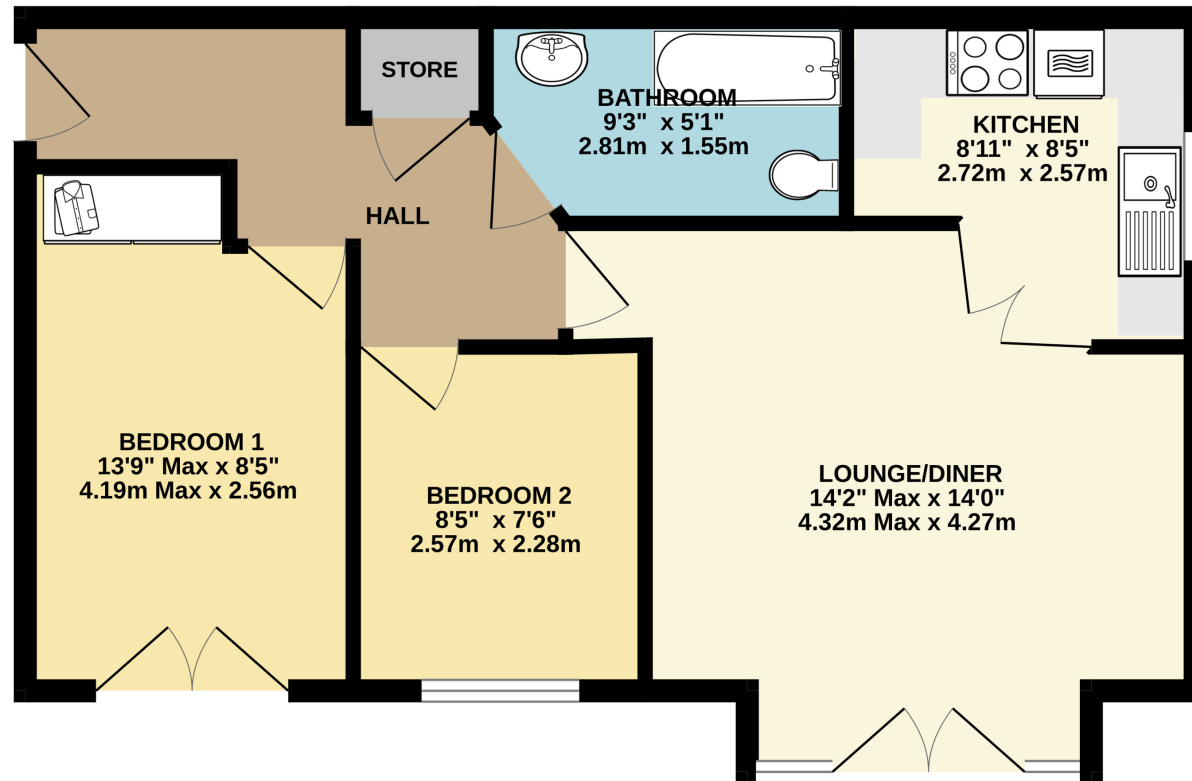
Ideally located within walking distance of Hartford railway station, highly regarded local schools, shops, cafés and other everyday amenities, the property offers an exceptional lifestyle in one of Cheshire's most sought-after villages. Excellent transport links via the A556 and M56 provide easy access for commuters, whilst Hartford's selection of independent businesses, restaurants and leisure facilities are all close by. Nature lovers will also appreciate the nearby Delamere Forest, the River Weaver and an abundance of picturesque countryside walks, offering the perfect balance between village living and outdoor recreation.

SERVICES : Mains water, gas, electricity and drainage. **TENURE :** The property is Leasehold with a perpetual lease of 999 years beginning 1st January 2006 - **GROUND RENT** - Estates & Management Ltd - £37.38 annually: **SERVICE CHARGE** - Scanlans - £269. 23 per quarter = £1076.92 per annum. **NOTE :** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West and Chester Tax Band B - Energy Efficiency Rating C

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

SECOND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

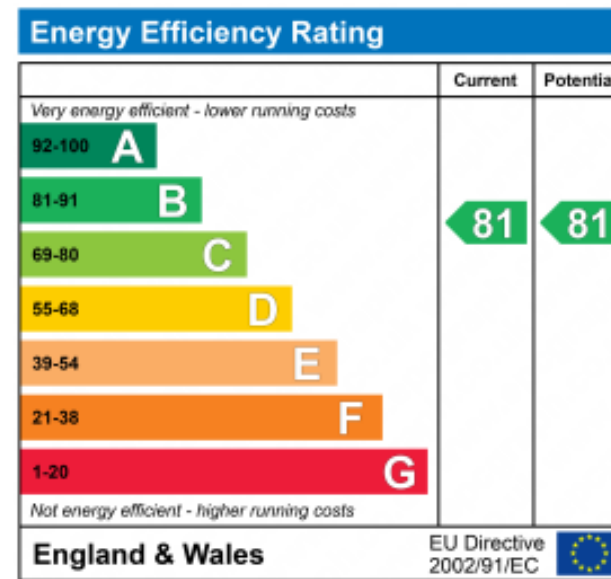


Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 978 Years
- Annual Ground Rent: £37.98

- Annual Service Charge: £1076.92

EPC Rating



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