

Knutsford

Ella Grove

IRLAMS of Knutsford



Knutsford, WA16 8UT

Ella Grove

Offers Over £200,000







The Property

This well-presented one-bedroom apartment has been well maintained by the current owner and would make an ideal first-time purchase or buy-to-let investment. Particular mention must be made of the bright living room, featuring sliding doors opening onto a Juliet balcony and enjoying attractive views towards St Cross Church and the surrounding parkland. Further benefits include a pleasant bedroom with fitted cupboard and a particularly useful spacious storage room. The property occupies a convenient yet quiet location, within a short walk of Knutsford Town Centre and its excellent range of local amenities, as well as the train station and Dog Wood, which provides a pleasant walking route into Tatton Park. The property is approached via a private front garden, with a useful outdoor storage cupboard.

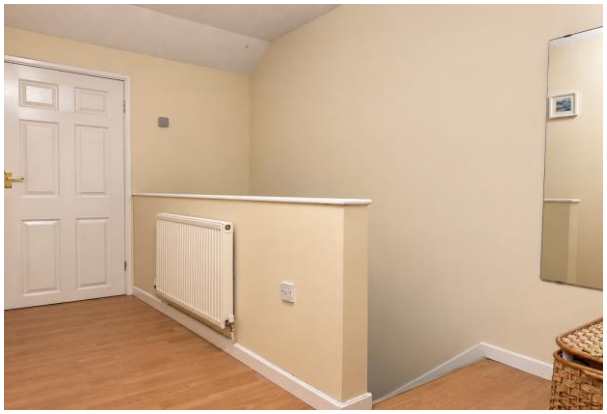
To the front is a beautifully maintained communal garden, laid mainly to lawn and well stocked with a variety of established shrubs and flowers for residents to enjoy.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Turn left at the next set of lights up Hollow Lane onto Mobberley Road and after passing St Cross Church take the next left onto Middle Walk. Turn left onto Ella Grove where the property can be found on the right hand side.

- Beautifully presented first floor apartment
- Situated within a short flat walk of Knutsford town centre & all amenities
- Open plan living, dining room with views overlooking open parkland
- Kitchen with integrated appliances
- One bedroom
- Bathroom
- Communal garden
- Parking
- No chain

Postcode – WA16 8UT
Tenure – Leasehold
Approx. 180 years remaining
Service Charge: £91 pm
Ground Rent: £10 pa
Local Authority – Cheshire East
Council Tax – Band A
EPC - D

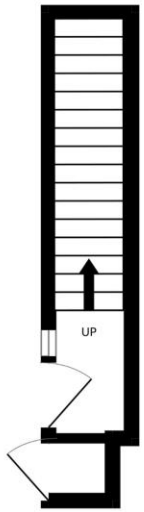


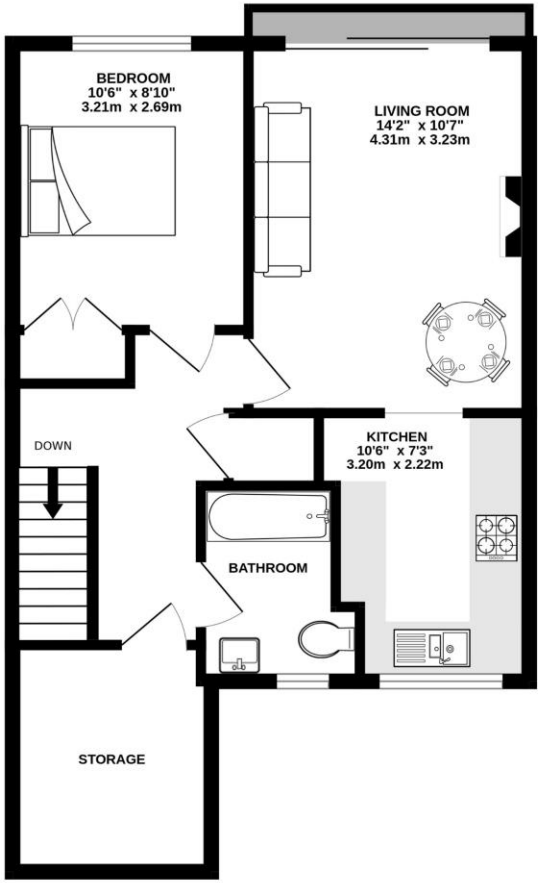




1ST FLOOR
524 sq.ft. (48.6 sq.m.) approx.

ENTRANCE FLOOR
57 sq.ft. (5.3 sq.m.) approx.





35 ELLA GROVE, KNUTSFORD, CHESHIRE WA16 8UT

TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

103 King Street, Knutsford, Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
(d) We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.

IRLAMS of Knutsford