



Flat 10, Ash Court King Edward Road, Knutsford

£132,000

Knutsford

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 10

Ash Court King Edward Road, Knutsford

No Onward Chain. Occupying a peaceful corner position and therefore benefiting from only one adjoining neighbour, this well-presented ground floor apartment enjoys a sunny rear aspect within Ash Court, a highly regarded retirement development for the over 60s. Ideally positioned just steps from Booths supermarket and the bus station, and only a short, level walk from the vibrant town centre.

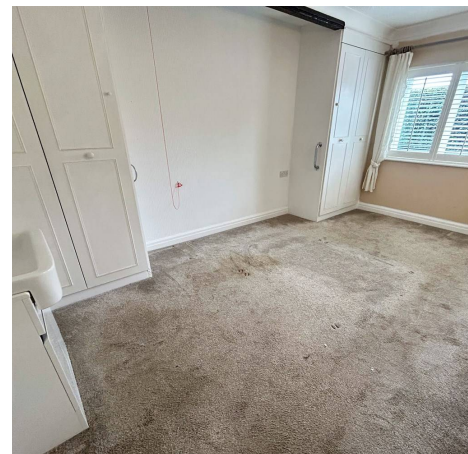
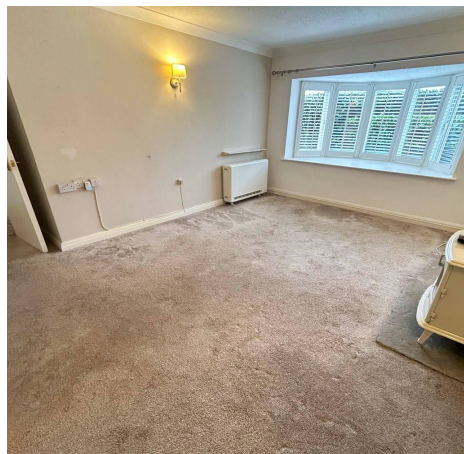
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- Residents Lift Access
- Walking Distance of Vibrant Town Centre & High Street
- No Onward Chain
- Peaceful Corner Position
- Two Generous Bedrooms
- Upgraded Electric Heaters & Bespoke Shutters
- Well Appointed Fitted Kitchen
- Sunny Rear Aspect
- Ground Floor Later Living Apartment



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The apartment offers well-planned accommodation comprising an entrance hallway with useful storage cupboards, and a bright and spacious living/dining room with recently re-laid carpet and a striking bay window fitted with bespoke plantation shutters. Double doors from the living room open into a well-appointed fitted kitchen with the rare advantage of a window providing additional natural light.

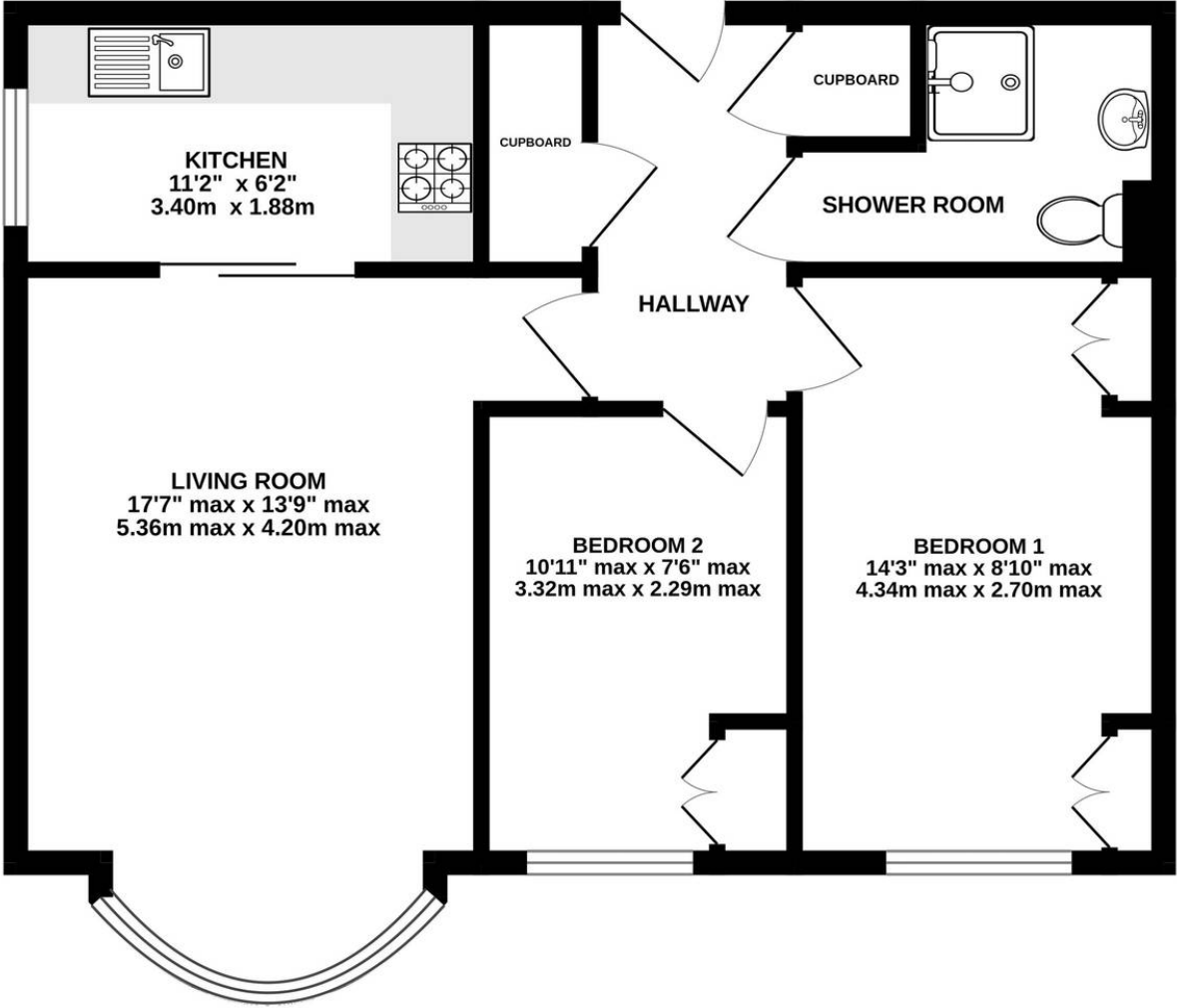
There are two generously proportioned bedrooms, including a principal double, served by a shower room with fully tiled enclosure, wash basin and W.C. Further benefits include upgraded electric heaters, bespoke window shutters throughout, side access to the building and lift service to all floors.

Ash Court is a sought-after, purpose-built warden-assisted retirement development featuring secure door entry intercom and emergency pull-cord system. Residents also enjoy excellent communal facilities including a communal residents lounge, well-equipped laundry room, and guest accommodation with en-suite facilities. Ample resident and visitor parking is located to the rear of the building.

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



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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