

Knutsford

Libris Place, Stanley Road

IRLAMS of Knutsford



Knutsford, WA16 0GN

Libris Place, Stanley Road

£325,000







The Property

This beautifully appointed two-bedroom duplex apartment has been lovingly maintained and improved by the current owner to provide light and spacious living accommodation in a contemporary style.

Particular mention must be made of the incredible principal bedroom suite, occupying the entire first floor and featuring a dressing area, fitted wardrobes and a modern en-suite shower room. The living, dining and kitchen area benefits from a breakfast island and floor-to-ceiling windows overlooking the formal Knutsford community gardens.

Located in an ever-popular position in the heart of the town, the property forms part of an exclusive select development of similar properties, whilst being ideally positioned for all major transport links to the North West and beyond. Externally, the property is approached via a private tarmacadam driveway and car park, leading to an external communal spiral staircase providing access to the front door.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) tuning right at the traffic lights onto Stanley Road. Take the first right into Libris Place where the apartment will be seen.

- An immaculately presented duplex apartment
- Situated on the doorstep of Knutsford town centre & Tatton Park
- Spacious open plan living accommodation
- Fitted kitchen with integrated appliances
- Two generous bedrooms
- Two bathrooms
- Allocated parking

Postcode – WA16 0GP
EPC Rating – D
Tenure – Leasehold
Service Charge £246PCM
Ground Rent £200PA
Local Authority – Cheshire East
Council Tax – Band E







GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1150sq.ft. (106.8 sq.m.) approx.

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