



**GASCOIGNE
HALMAN**

ASH COURT, KING EDWARD ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

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.

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.

DIRECTIONS

SAT NAV: WA16 0BE

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

LOCATION

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 restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: C

ENERGY PERFORMANCE RATING

C

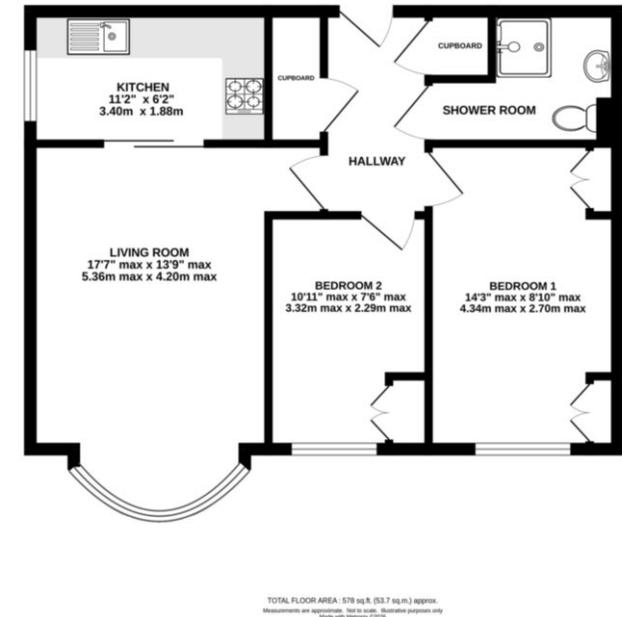
TOTAL FLOOR AREA

578 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

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



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