

MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the vendors or Lessors of this property, whose agents they are, give notice that:

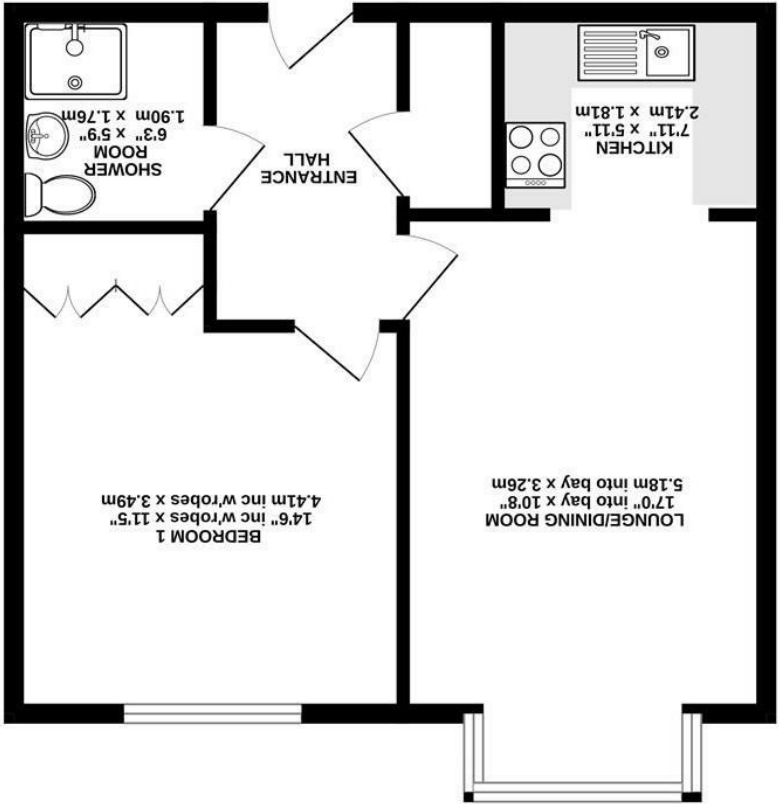
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. 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 is given as to their quality or efficiency and they are given.

Made with Blueprint 5/2024



472 sq.ft. (43.9 sq.m.) approx.



£140,000



26 ASH COURT
KING EDWARD ROAD
KNUTSFORD
WA16 0BE

1 bed 1 bath 1 lounge 1 kitchen C
COUNCIL TAX BAND: B



CENTRAL KNUTSFORD LOCATION, OVER 60'S ONE BEDROOM APARTMENT, FITTED SHOWER ROOM, WELL PRESENTED, NO ONWARD CHAIN.

Ash Court has become one of the most sought after retirement apartments in Knutsford due to its close proximity to the town centre. The apartments benefit from a communal lounge, laundrette and guest accommodation.

The apartment itself comprises of an entrance hallway with a telecom entrance system for security and a storage cupboard off, a spacious lounge dining room with fully fitted kitchen off with all the usual appliances included.

Further to this is the double bedroom with recessed fitted wardrobes for convenience. The property is completed with a shower room comprising three piece white suite including a walk in shower.

The property is offered with NO ONWARD CHAIN

HALL

LOUNGE/ DINING ROOM

KITCHEN

BEDROOM

SHOWER ROOM

TENURE

We understand the tenure to be leasehold.
99 year lease, 62 years remaining
Ground rent £250.00
Service Charge £4,283.34