



Wright Marshall
Estate Agents

41 ASH COURT KING EDWARD ROAD,
KNUTSFORD WA16 0BE

£195,000



41 Ash Court is a refurbished and smartly presented two bedroom, second floor retirement apartment enjoying wonderful elevated views to the rear. Ash Court is an extremely popular scheme of retirement apartments for the over 55's, located in the heart of Knutsford town centre adjacent to Booths supermarket and the bus station being only a short flat walk to the shops and facilities.

The property offers well appointed accommodation including a refitted kitchen and bathroom, two bedrooms and a generous principal reception area.

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KNUTSFORD

ACCOMMODATION

Accommodation with approximate dimensions comprises:

RECEPTION HALL

Loft access to roof void. Deep recessed cupboard and separate airing cupboard housing the hot water cylinder.

LIVING ROOM

16'11 x 11'3 (5.16m x 3.43m)

A lovely light principal reception space enjoying elevated views to the rear via a box bay window. Opening into:



KITCHEN

11'3 x 6' (3.43m x 1.83m)

Fitted with an attractive range of modern base and wall level cabinets surmounted by contrasting wood effect worktops incorporating a stainless steel single drainer sink unit with mixer tap and four ring electric hob and extractor fan above. Built-in electric oven, microwave and slimline dishwasher, integrated fridge freezer, wood effect flooring and part tiled walls.



BEDROOM ONE

14' x 8'11 (4.27m x 2.72m)

A generous double bedroom fitted with an extensive range of wardrobes and overhead cupboards above a bed recess. Window to rear elevation.



BEDROOM TWO

10'10 x 7'3 (3.30m x 2.21m)

Window to rear elevation.



SHOWER ROOM

Fitted with a modern suite comprising a walk-in wet room style shower enclosure with an electric Triton shower, wall hung wash hand basin with vanity storage beneath and low level wc. Ladder towel radiator. Tiled walls and separate wall fixed fan heater.



TENURE

We believe the tenure of the property to be leasehold

SERVICES

We believe the following services to be connected to the property : electricity, water and mains drainage

VIEWINGS

Strictly by appointment with the agents Knutsford Office :
Telephone 01565 621624

MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

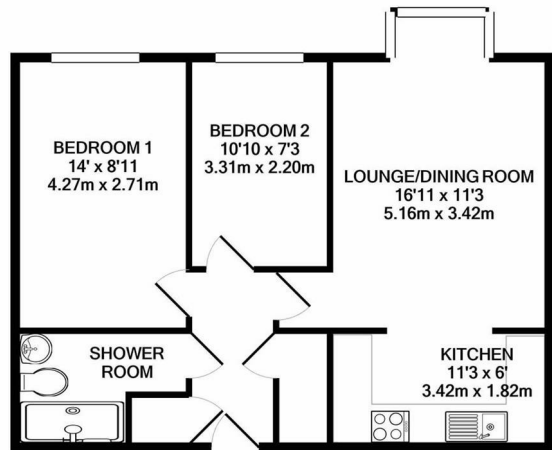
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.



TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements