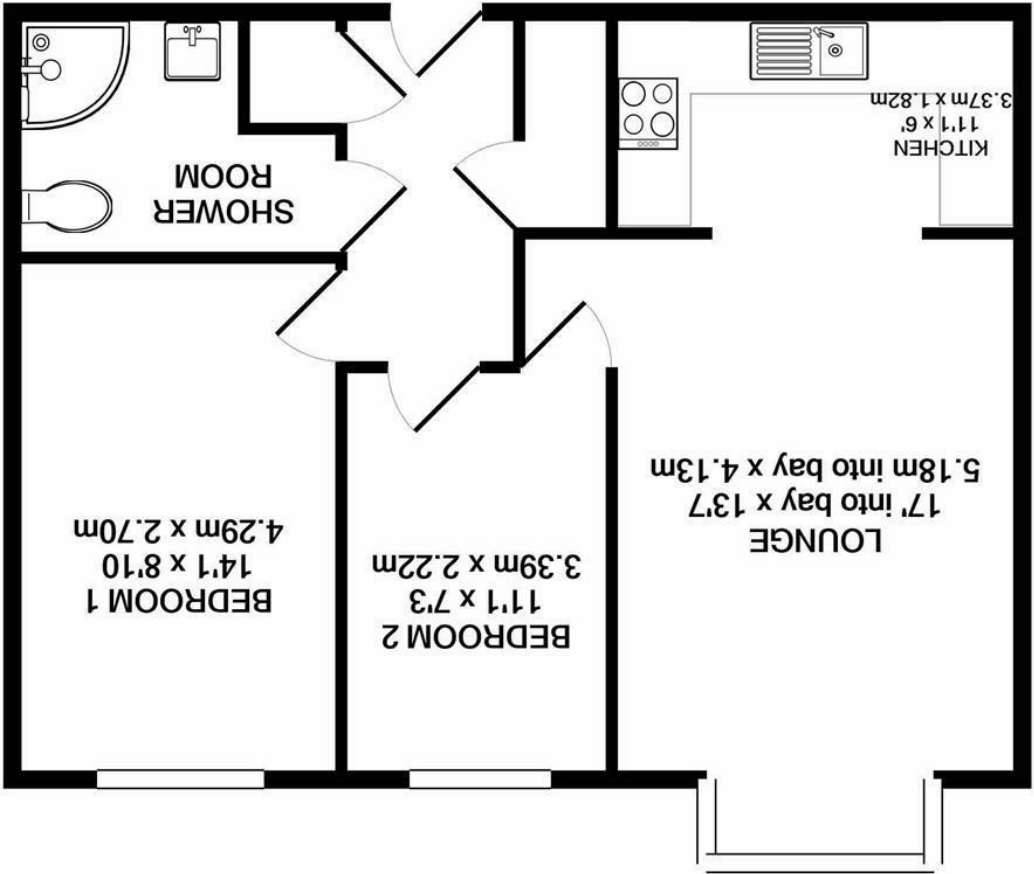


MISREPRESENTATION ACT 1967.
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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 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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 **Wright Marshall**
Estate Agents

£225,000



40 ASH COURT KING EDWARD
ROAD

KNUTSFORD
WA16 0BE

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COUNCIL TAX BAND: C



A beautifully refurbished two bedroom retirement apartment, occupying a superb position to the rear of the building enjoying lovely sunny aspects, with views over Egerton School, forming part of a highly desirable town centre development situated adjacent to Booths Supermarket, and within a short flat walk to the town centre.

LOCATION

A well maintained two bedroom second floor retirement apartment, situated within an extremely popular Knutsford town centre development in a central location, adjacent to the bus station and Booths supermarket, and only a short walk to Princess Street.

SERVICE CHARGE COVERS

- On-site Development Manager
- Laundry
- Communal lounge
- Hobby room
- Library
- Garden/maintenance of garden
- Cleaning of communal areas and exterior windows
- Emergency alarm system (orange cords)
- Smoke and fire alarms including vibrating "bed" alarm
- Car parking

DESCRIPTION

40 Ash Court is a beautifully presented two bedroom second-floor apartment, forming part of a desirable town centre retirement scheme for the over 55's, which is situated nearly adjacent to booths supermarket and the bus station, and only a short flat walk to the shops and cafés on Princess Street. The property has been refurbished, and offers exceptionally well presented and well-balanced accommodation comprising of a light and spacious principal reception room with a large box bay window enjoying sunny aspects and views over Egerton Primary School. Open to the living room is a refitted kitchen. There are two good size bedrooms including a lovely double master bedroom, both served by a modern bathroom comprising of a fully tiled shower enclosure and quality sanitary ware.

ENTRANCE HALL

Entrance door to front leading to communal hallway, loft access to roof void, built-in airing cupboard housing the hot water cylinder and further large deep recess built-in storage cupboard.

LIVING ROOM

A light and spacious principal reception space with an attractive large box bay window to the rear enjoying lovely sunny aspects and views across Egerton primary school playing fields. Open archway to:

KITCHEN

Fitted with an attractive range of cream coloured Shaker style cabinets surmounted with contrasting worktops incorporating a stainless steel single drainer sink unit with mixer tap and a four ring electric hob with a stainless steel canopy cooker hood above and a single electric oven below. Built-in slimline dishwasher and space for a freestanding fridge freezer.

BEDROOM ONE

A generous double bedroom with a rear facing window and extensive built-in bedroom furniture comprising of wardrobes cupboards and bedside tables.

BEDROOM TWO

A good sized second bedroom with a rear facing window and built-in double wardrobe.

SHOWER ROOM

Comprising of a fully tiled shower enclosure With electric shower over, low-level WC and a counter sunk vanity wash basin with cupboards below. Chrome ladder towel radiator tiled walls and wall mounted dimplex fan heater.

VIEWING

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.