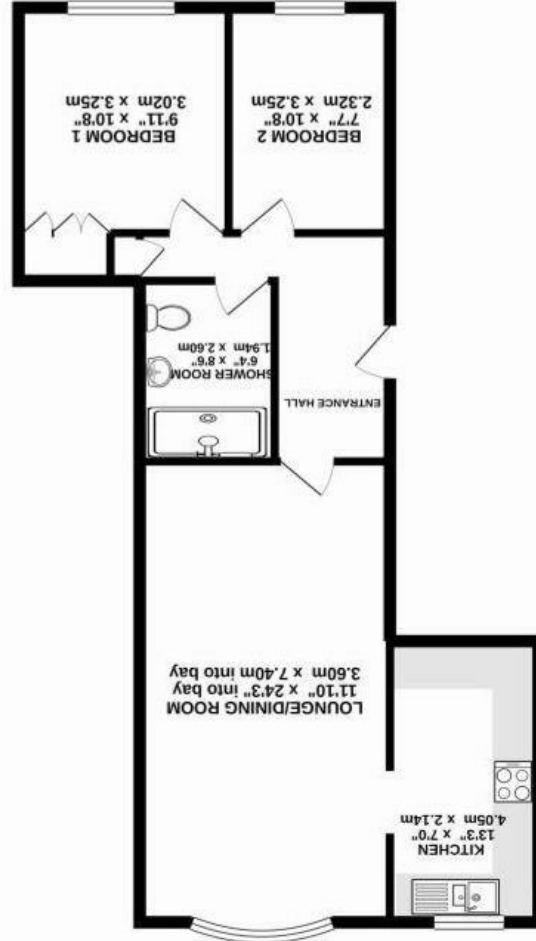


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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These measurements have been taken to the accuracy of the original contract plans, measurements of doors, windows, doors and any other openings and no responsibility is taken by any person for any error or omission. The plan is the contractual document and should be read in conjunction with the contract. The contract, system and agreement details may be viewed and printed on the website at the following URL: www.wrightmarshall.co.uk



681 sq. ft. (63.2 sq.m.) approx.

Wright Marshall
 Estate Agents

£275,000



14 TATTON COURT KING STREET

KNUTSFORD WA16 6HW



COUNCIL TAX BAND: D



A stylish two bedroom apartment, located within the heart of Knutsford town centre, adjacent to Tatton Park, and enjoying magnificent elevated views.

Tatton Court is a popular development of apartments situated in the heart of the town centre fronting onto King Street, which offers a wide variety of independent shops and a number of bars and restaurants. Residents benefit from permit parking and each property comes with its own single garage.

The properties are leasehold and within the terms of the lease cannot be sublet and so are all owner occupied.

LOCATION

This wonderful apartment is conveniently situated close to the thriving town centre of Knutsford, one of Cheshire's prettiest towns and on the edge of Tatton Park and has a wonderful range of specialist shops, restaurants and bars in addition to Waitrose and Booths supermarkets and a leisure centre. A short drive from M6 junction 19 and a 47 minute train journey to central Manchester.

DESCRIPTION

The property which is located on the top floor enjoys magnificent elevated views across Kings Street towards Tatton Park and The Moor through a large bay window, which is situated to the front of the principal living room. There is a modern fitted kitchen and a stylish bathroom serving two double bedrooms.

THE ACCOMMODATION

The accommodation comprises:

RECEPTION HALL

Door leading into the L shaped hallway with tiled flooring throughout . Wall mounted telephone intercom. Recessed spotlights, built-in airing cupboard/storage.

LIVING / DINING ROOM

A spacious principal reception space with an attractive double glazed bay window to the front with fixed window seating, enjoying charming elevated views over King Street towards Tatton Park. Recessed ceiling spotlights, coved ceiling and archway into :

KITCHEN

Fitted with a matching range of traditional style wall and base level cabinets surmounted with contrasting worktops, incorporating a composite single drainer sink with a mixer tap and a four ring electric hob with a black canopy cooker hood above and a single electric oven below. Integrated fridge freezer, microwave oven and coffee machine (currently not working), space and plumbing for washing machine. Double glazed bay window to front, tiled floor, part tiled walls and ceiling spotlights.

BEDROOM ONE

A generous double bedroom with a double glazed window to rear and built-in wardrobe with cupboards above, radiator.

BEDROOM TWO

A double bedroom with double glazed window to rear, radiator.

SHOWER ROOM

Finished in attractive stone effect tiling to walls and floor and fitted with a stylish contemporary suite, comprising a wet room style shower enclosure with thermostatic mixer shower and chrome ladder towel radiator, concealed cistern WC and a porcelain countertop wash basin with mixer tap set on a wooden plinth with shelving below.

EXTERNALLY

The property is accessed via a communal door and entrance hall, the property is positioned on the second floor overlooking King Street. The property also has a pleasant communal garden area and offers one parking bay and SINGLE GARAGE.

TENURE

We believe the tenure of the property to be Leasehold

VIEWING

Strictly by appointment with the Agents Knutsford Office :
Telephone : 01565 621624
Email : knutsford@wrightmarshall.co.uk

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 at 1 Princess Street, Knutsford, Cheshire, 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 borrowing.