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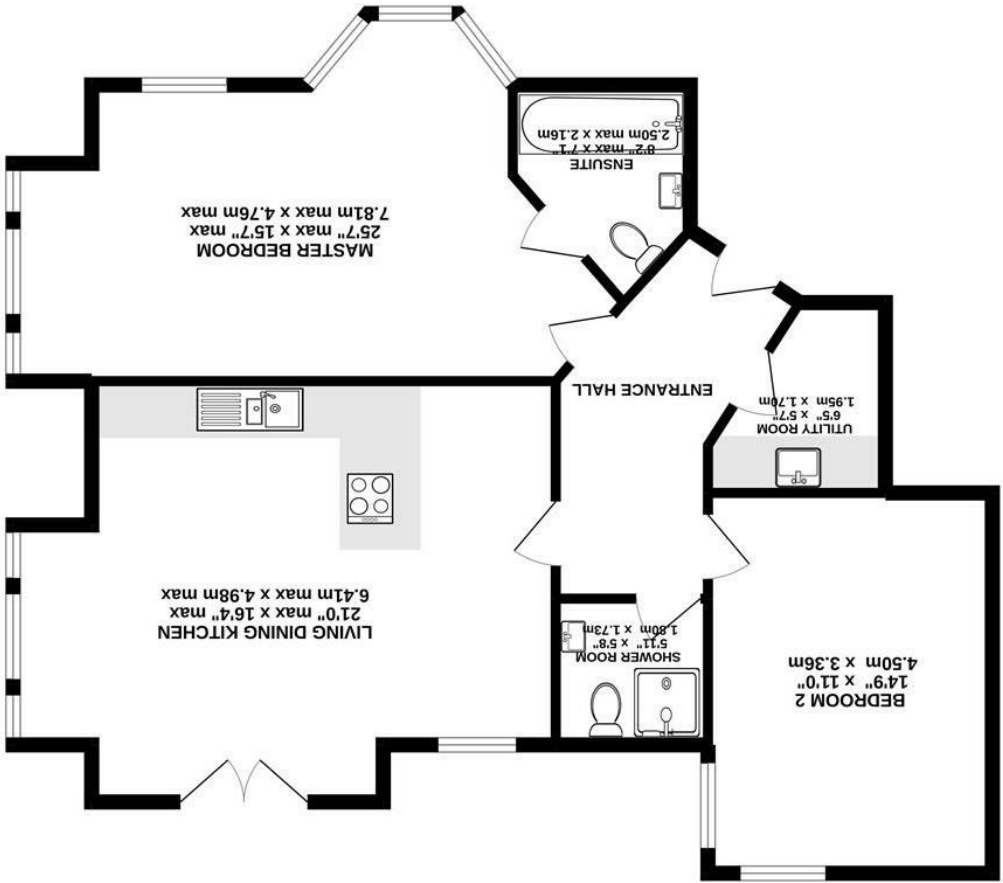
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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements, dimensions, areas and volumes are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. As to their accuracy or otherwise, no warranty can be given.

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TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.



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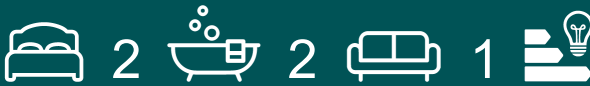


£425,000



3 CHELLASTON HOUSE TOFT ROAD

KNUTSFORD
WA16 9EB



COUNCIL TAX BAND: D



A stylish lower ground floor apartment with a private courtyard, located within a hugely desirable town centre scheme set within beautiful landscaped gardens, offering high specification accommodation including two exceptionally spacious double bedrooms, two quality bathrooms and an open plan kitchen and reception space.

Chellaston House was constructed by local developers August Blake in 2007 and comprises just nine attractive Victorian style apartments, which lie right in the heart of the town centre, close to all of the amenities including Booths Super Market and the railway station.

No 3 is situated on the lower floor with direct access out to its own private garden terrace with steps back up to the car parking area, providing it with a completely separate entrance if desired. The communal lobby and stairwell gives access to all floors, as does the lift and parking is designated as one private space per apartment plus visitors spaces in addition.

The apartment provides spacious rooms set around a good sized entrance hall and includes an open-plan kitchen/dining/living room with a contemporary range of cabinets with integrated appliances and granite work surfaces. The room provides enough space for a good sized round dining table and large lounge area and the French doors lead from here to the garden terrace.

The master bedroom is very large indeed, it has an en-suite limestone lined bathroom and the second bedroom is also a large double, having its own separate limestone lined shower room. A separate utility room accessed off the entrance hall is a useful additional feature.

Glebelands Road is a sought after area in the heart of the town, just a short stroll from doctors, dentists and the town centre amenities. Knutsford caters for extensive day to day shopping and recreational facilities; it has an abundance of restaurants, wine bars and other eateries and some superb local schools.

RECEPTION HALL

Wood effect laminated flooring throughout, and wall mounted telephone intercom system.

UTILITY/ BOILER ROOM

Wall and base level cabinets surmounted with contrasting worktops, incorporating a stainless steel single drainer sink unit with a mixer tap and with space and plumbing for a washing machine below.

OPEN PLAN KITCHEN, DINING & LIVING ROOM

A superb kitchen and reception area with wood effect laminate flooring throughout, windows to side and rear elevations and French doors leading out to a wall enclosed private courtyard.

The kitchen is fitted with an attractive range of contemporary style cream gloss handle less cabinets, surmounted with contrasting black granite worktops incorporating a 1 1/2 bowl undermount sink unit with a mixer tap and a four ring electric hob with a glass canopy cooker hood above. Built-in single electric oven and matching microwave oven with convection grill. Integrated dishwasher and fridge freezer.

BEDROOM ONE

A magnificent and extremely spacious master bedroom suite, with matching quality built-in bedroom furniture comprising of mirror fronted wardrobes, cupboards, drawers and a dressing table. Windows to rear and side elevations including an attractive bay.

ENSUITE BATHROOM

Fitted with a quality three-piece suite comprising of a bath with a tiled panel and surround, glass shower screen and thermostatic mixer shower over, concealed cistern WC and wall hung wash basin. Chrome ladder towel radiator and window to rear.

BEDROOM TWO

A large double bedroom with windows to side and rear elevations.

SHOWER ROOM

Located off the hallway and fitted with a quality three-piece suite comprising a tiled shower enclosure, a concealed cistern WC and a wall hung wash basin as well. Chrome ladder towel radiator.

OUTSIDE

The property is accessed from Glebelands Road, With a private car park providing allocated parking for at least one car per apartment. A gradually rising ramp leads to the main entrance and lobby, and there are charming landscape gardens to all sides of the building. No. 3, being on the lower ground floor level benefits from a private wallied courtyard.

TENURE

Leasehold - 87 years remaining. Ground rent £125pa Service charge £198 pm