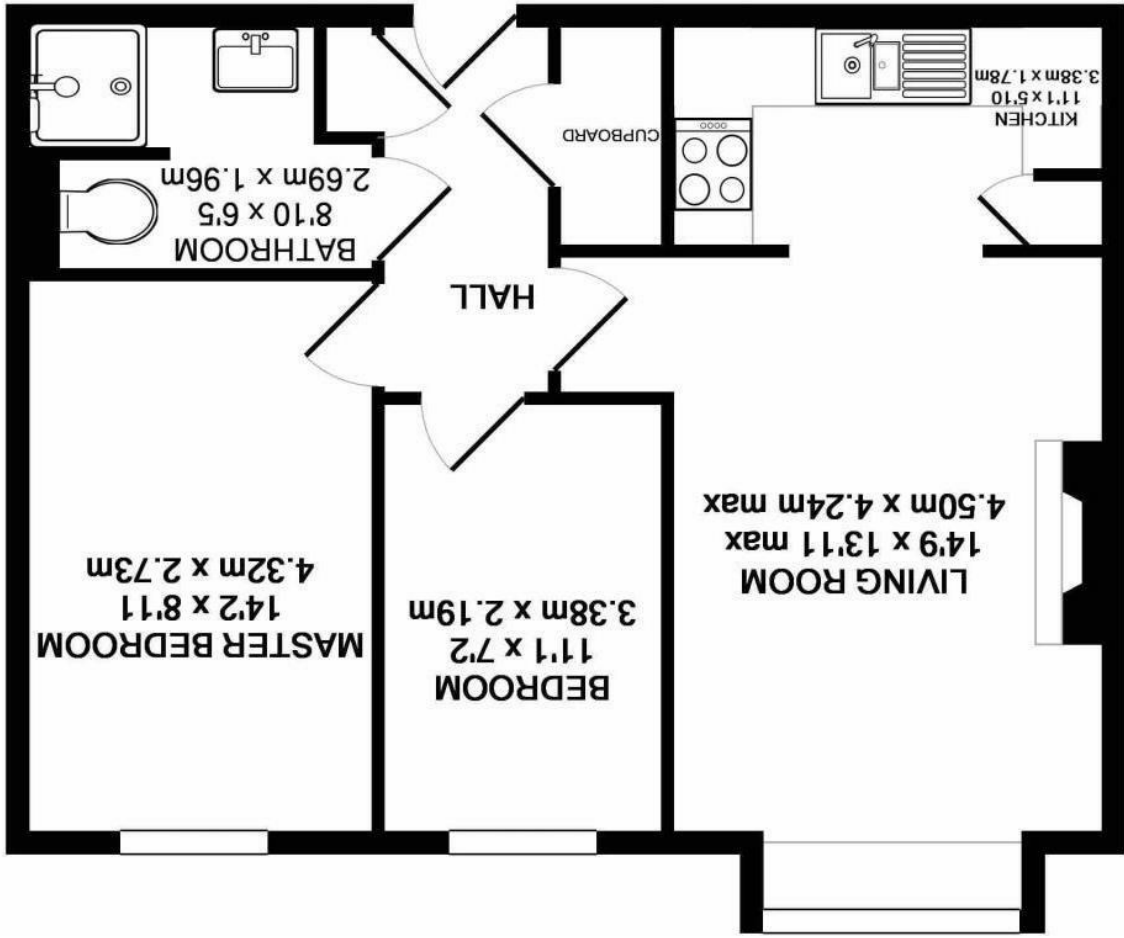


MISREPRESENTATION ACT 1967.
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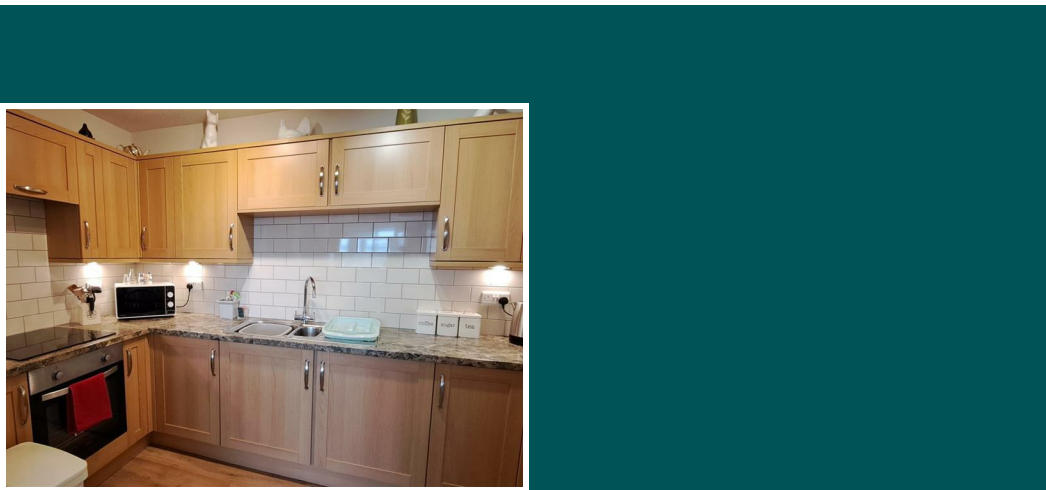
www.wrightmarshall.co.uk
 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 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

£230,000



33 ASH COURT KING EDWARD ROAD

KNUTSFORD WA16 0BE

 2 bedrooms, 1 bathroom, 1 kitchen

COUNCIL TAX BAND: B



A stylishly appointed second floor, two bedroom retirement apartment, forming part of a very popular scheme, situated close to the heart of Knutsford town centre, directly adjacent to the bus station and Booths Supermarket.

The property has undergone a full course of refurbishment in the past couple of year, and offers exceptionally well presented accommodation, comprising of an integrated kitchen open to the living room, two bedrooms, including a good size double with quality fitted bedroom furniture, and a stylish contemporary shower room.

LOCATION

Ash Court is an excellent development of purpose built warden assisted retirement apartments, completed in 1987. The property occupies a splendid position in the heart of Knutsford and is within a short level walk of a variety of local facilities. Of particular note is the close proximity of the post office and Booths supermarket, both of which are easily reached on foot. Booths in particular offers an excellent range of everyday shopping and has a pleasant coffee shop. Built by Fairclough Homes, the development is well presented and is designed for ease of maintenance with safety and comfort in mind. Features such as door intercoms and emergency alarms are standard on all flats. An Economy 7 electric heating system is installed for safety and efficiency and this is complimented by UPVc double glazing. Ash Court has first class communal facilities which are available to all apartment owners, these include a residents lounge, tv room, well equipped laundry and comfortable guest bedrooms with en-suite bathrooms. A lift serves all floors and there is ample parking to the rear of the building.

Knutsford is an attractive small market town, well known for its narrow streets and many interesting and historic buildings. Tatton Park, Cheshire's premier historic estate is close to hand and affords delightful country walks. The town offers an excellent range of shops, social and recreational amenities. There are access points to the M6 and M56 motorways close by and Knutsford's Railway Station lies on the main Manchester to Chester line and Manchester International Airport is only 20 minutes away by car.

DIRECTIONS

Directions: Ash Court is easily found and is just across the road from the Police Station on King Edward Road. When approaching by car from the roundabout in the centre of Knutsford, proceed along King Edward Road passing the Police Station and Shell garage and turn right at the main traffic lights onto Stanley Road. Proceed along Stanley Road passing Booths Supermarket and then take the first turning on the right into Bexton Road where Ash Court can be found on the left hand side.

ENTRANCE HALL

Entrance door to communal corridor. Wall fixed telephone intercom system, built in cupboard with fixed shelving and additional built in cloaks/storage cupboard.

LIVING ROOM

Box bay window to front. Feature electric fireplace with timber surround, opening to:

KITCHEN

Fitted with an excellent range of modern timber effect wall and base units, inset one and a half bowl stainless steel sink unit, marble effect worktops with inset four ring electric hob unit, built-under electric oven and concealed extractor above, integrated fridge and freezer, tiled splash backs, oak effect vinyl flooring.

BEDROOM ONE

Window to front elevation, and range over quality built in furniture incorporating wardrobes, drawers, and dressing table.

BEDROOM TWO

Window to front elevation.

SHOWER ROOM

Recently refitted with a modern white suite comprising WC, wall mounted wash basin with mixer tap and drawer below, large tiled shower enclosure with electric shower, part tiled walls, extractor fan, slate effect tiled floor, heated towel rail.

TENURE

We understand the tenure to be leasehold. 99 years from 1/1/87
Ground rent £228pa
Service charge £320 pm