



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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



A wonderfully light and spacious two double bedroom ground floor apartment located within a delightful development, enhanced by mature communal gardens and grounds within walking distance of Knutsford town centre.

## SUMMARY

A most attractive, south facing ground floor two double bedroom apartment fitted with large UPVC double glazed windows allowing light to flood in. The apartment is located within the well renowned Parkhill Court development only a short walk from Knutsford town centre and train station, ideal for those looking to downsize to a ground floor property. The development benefits from mature landscaped gardens and this apartment has its own garage.

## LOCATION

Knutsford is a lovely old market town offering day-to-day shopping facilities with an abundance of restaurants, brasseries and other eateries. There is a bus route into Knutsford which passes by the end of the road and the property is a short walk to Manor Park School and Nursery which is rated "good" by Ofsted and also St Vincent's Catholic Primary School. Knutsford academy for Secondary School children is also close by. For the commuter, the close proximity of the M6 and M56 motorways is of great benefit, whilst the rail traveller will be pleased to note that Knutsford's railway station lies on the main Manchester to Chester line. Manchester International Airport is within a twenty minute drive. Tatton Park, is within walking distance and provides delightful country walks.

## ENTRANCE HALLWAY

Front door with glass inset leading through to entrance hallway with single glazed window. Tiled floor and single radiator.

## WC

Window to the front elevation. Vanity wash hand basin with built in storage beneath and low level WC. Mirrored splash back and wall mounted light fitting with shaver point. Built in storage cupboard housing gas and electric meters. Cloaks cupboard and space for dryer.

## LOUNGE

Double glazed patio doors to the side elevation with double glazed windows to either side. Decorative stone feature fire place housing living flame gas fire with brass effect trim and tiled hearth. Ceiling cornice and double radiator. Open plan through to:

## DINING ROOM

Double glazed window to the rear elevation. Double radiator and wall light fitting.

## KITCHEN

Double glazed window to the rear elevation. Fitted with a range of white base and eye level units with rolled edge work surface over. Single sink drainer with mixer taps over. Built in electric oven with 4 ring gas hob with extractor hood above. Built in Zannusi fridge freezer. Extractor fan, tiled splash back and tiled floor.

## INNER HALL

Built in cupboard with shelving and single radiator.

## BEDROOM ONE

Double glazed window to the side elevation. Fitted wardrobes giving ample hanging and storage space. Glass shelving and double radiator.

## BEDROOM TWO

Double glazed window to the rear elevation and single radiator.

## SHOWER ROOM

Double glazed frosted window to the rear elevation. Fitted with walk in shower cubicle with glass sliding screen. Vanity unit incorporating wash hand basin with mixer taps over, WC and bidet. Wall mounted mirrored fronted cabinet. Heated towel rail and fully tiled walls and floor.

## OUTSIDE

Set in well maintained lawned gardens with borders stocked with a variety of trees and shrubs. The apartment also benefits from a single garage in a block.

## EPC

72 /77 C

## SERVICES

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

## TENURE

We believe the tenure of the property to be leasehold

## VIEWINGS

Strictly via the agents Knutsford office:  
Telephone 01565 621624

## MARKETING APPRAISAL

" Thinking of selling? "

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