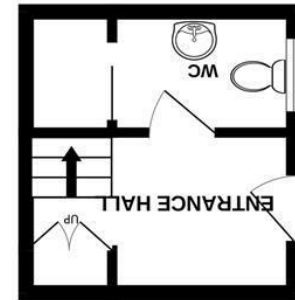
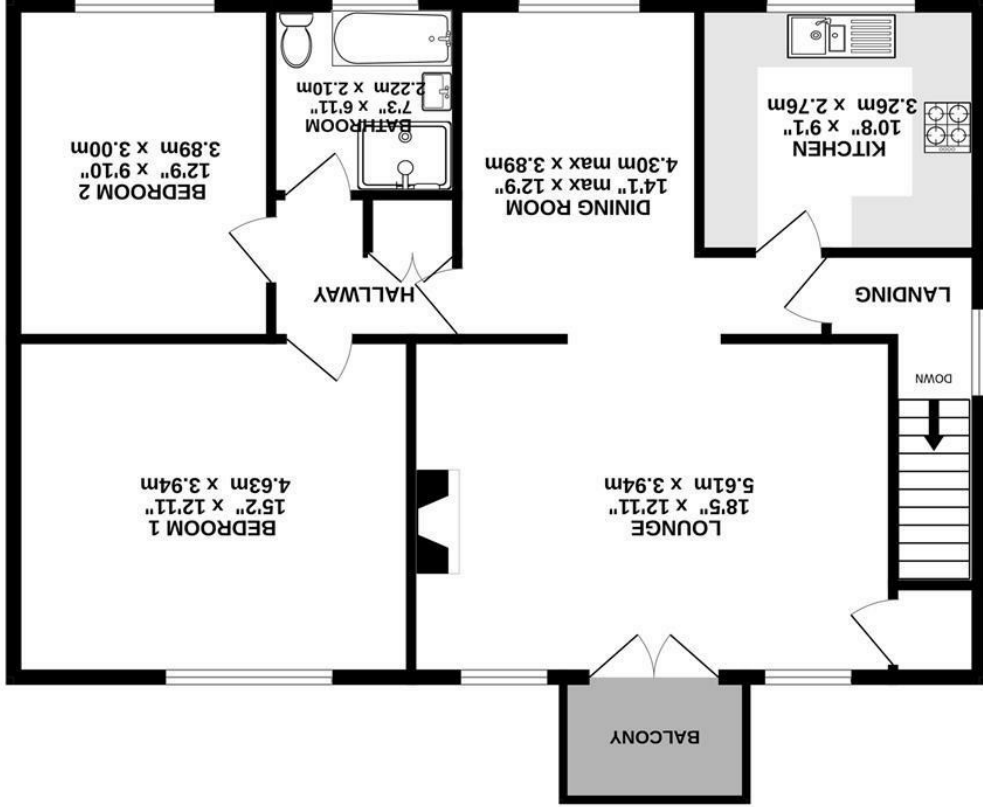


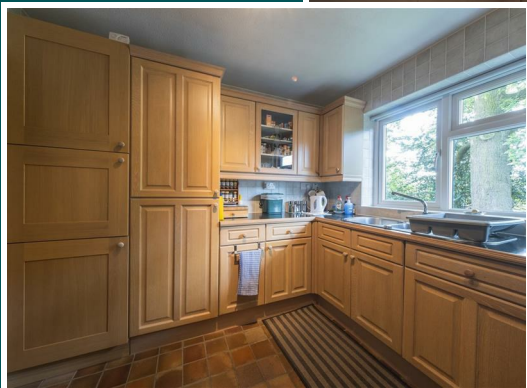
MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions 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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£290,000



FLAT 12  
 PARKHILL COURT MANOR  
 PARK SOUTH

KNUTSFORD  
 WA16 8AB



COUNCIL TAX BAND:



NO ONWARD CHAIN, SPACIOUS APARTMENT, TWO DOUBLE BEDROOMS, PRIVATE ENTRANCE, PARKING AND GARAGE, CLOSE TO KNUTSFORD TOWN CENTRE, WELL MAINTAINED GARDENS, PRIVATE BALCONY. This well presented notably large first floor apartment is offered to the market benefitting from NO ONWARD CHAIN and briefly comprises of its own private entrance opening into entrance porch with downstairs cloakroom off and stairs to the main apartment.

The main apartment comprises a spacious hallway which opens out into a good sized dining room, large lounge with balcony off, fully fitted kitchen with a range of appliances, two very well sized genuine double bedrooms, both with fitted wardrobes and a white four-piece bathroom.

The Apartment is situated a short distance from Knutsford Town Centre and has a particularly private position on the quiet development, there is also parking and unusually, a garage. Sat in private well-kept communal manicured gardens this property is a real gem and should be viewed for the size to be fully appreciated.

#### **ENTRANCE PORCH**

Tiled floor. Stairs ascend to first floor.

#### **CLOAKROOM/ UTILITY**

Tiled floor. Plumbing for washing machine. Low level WC and vanity wash hand basin with cupboard beneath. Under stairs storage area with hanging rail and sliding door. uPVC double glazed window to side elevation.

#### **LANDING**

uPVC double glazed window to side elevation.

#### **KITCHEN**

uPVC double glazed window to rear elevation. Fitted with a range of base and wall mounted units with worktops over incorporating a stainless steel one and a half bowl sink unit. Four ring ceramic hob with electric oven beneath, Tiled floor. Integrated fridge freezer.

#### **DINING ROOM**

uPVC double glazed window to rear elevation. Opens into:

#### **LOUNGE**

uPVC double glazed windows with French doors opening onto the balcony to the front elevation. TV point. Built-in storage cupboard.

#### **INNER HALL**

Built-in airing cupboard.

#### **BATHROOM**

uPVC double glazed window to rear elevation. Panelled bath with mixer tap, vanity wash hand basin with drawers beneath and large fully tiled walk-in shower with twin shower heads. Heated towel radiator.

#### **BEDROOM ONE**

uPVC double glazed window to front elevation. Range of fitted wardrobes.

#### **BEDROOM TWO**

uPVC double glazed windows to rear elevation. Range of fitted wardrobes.

#### **TENURE**

We understand the tenure to be leasehold  
Service charge £330 per quarter  
Ground rent £20 pa  
999 years from 1969