- 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.
- 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
  - 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



**Ground Floor** 



£175,000

134 LONGRIDGE KNUTSFORD WA16 8PD

















TWO DOUBLE BEDROOMS, SPACIOUS APARTMENT, FIRST FLOOR, IN NEED OF SOME TLC, WALKING DISTANCE TO AMENITIES.

Located in a small development of just four apartments this spacious two-bedroom apartment is ideal for anyone looking to make a property their own or looking for a solid Buy To Let return investment.

Located on the first floor the apartment briefly comprises an entrance hallway with storage cupboard. Large open plan lounge dining room with dated, but usable kitchen off.

Further to this are two genuine double bedrooms, both served by the three-piece bathroom. There is also a large private storage cupboard off.

Externally there are lawned gardens to the front and side with established planted trees.

**Entrance Hallway** 

**Lounge / Dining Room** 

Kitchen

**Master Bedroom** 

**Guest Bedroom** 

**Family Bathroom** 

## **Tenure**

We Believe the property to be Leasehold with a charge of £127PCM including service charge and ground rent.