



Ruskin Court

Knutsford

£300,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Ruskin Court

Knutsford

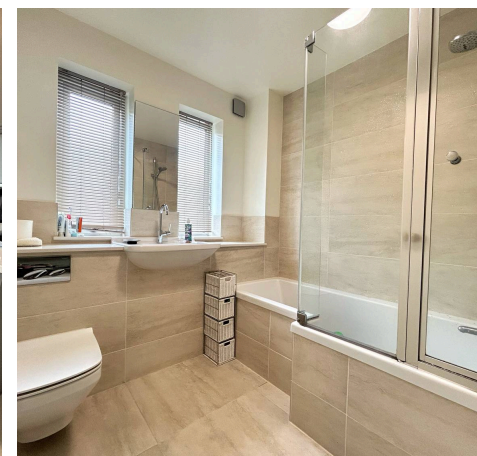
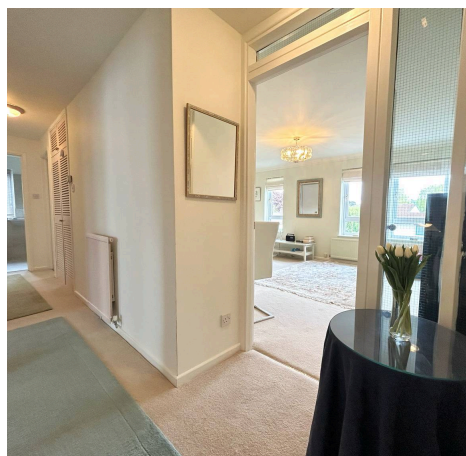
Offered with no onward chain, this beautifully presented three-bedroom, one-bathroom first floor apartment provides contemporary living within a thoughtfully designed layout.

The property is accessed via a bright and spacious hallway, leading through to a light-filled open-plan living and dining area, ideal for both relaxing and entertaining. The kitchen has been modernised by the current owners and features an integrated fridge freezer, combining style with practicality.

The high standard of presentation continues throughout the sleeping accommodation, which comprises three well-proportioned bedrooms. The principal bedroom benefits from an abundance of natural light, enhanced by attractive corner windows. The bathroom is finished with neutral tiling and includes a fitted bathtub with shower over. The property also boasts a garage.

With no onward chain, this property represents an excellent opportunity for first-time buyers or those looking to downsize within just a short walk of being in Knutsford town centre.

- First Floor Apartment & No onward chain
- Beautifully presented throughout
- Three well-proportioned bedrooms
- Bright open-plan living and dining area
- Modern fitted kitchen
- Ideal for first-time buyers or downsizers



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Council Tax band: D

Tenure: Leasehold. Services Charge £1700PA. 954 Years remaining on the Lease.

Services (NOT TESTED): All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council Tax Band D

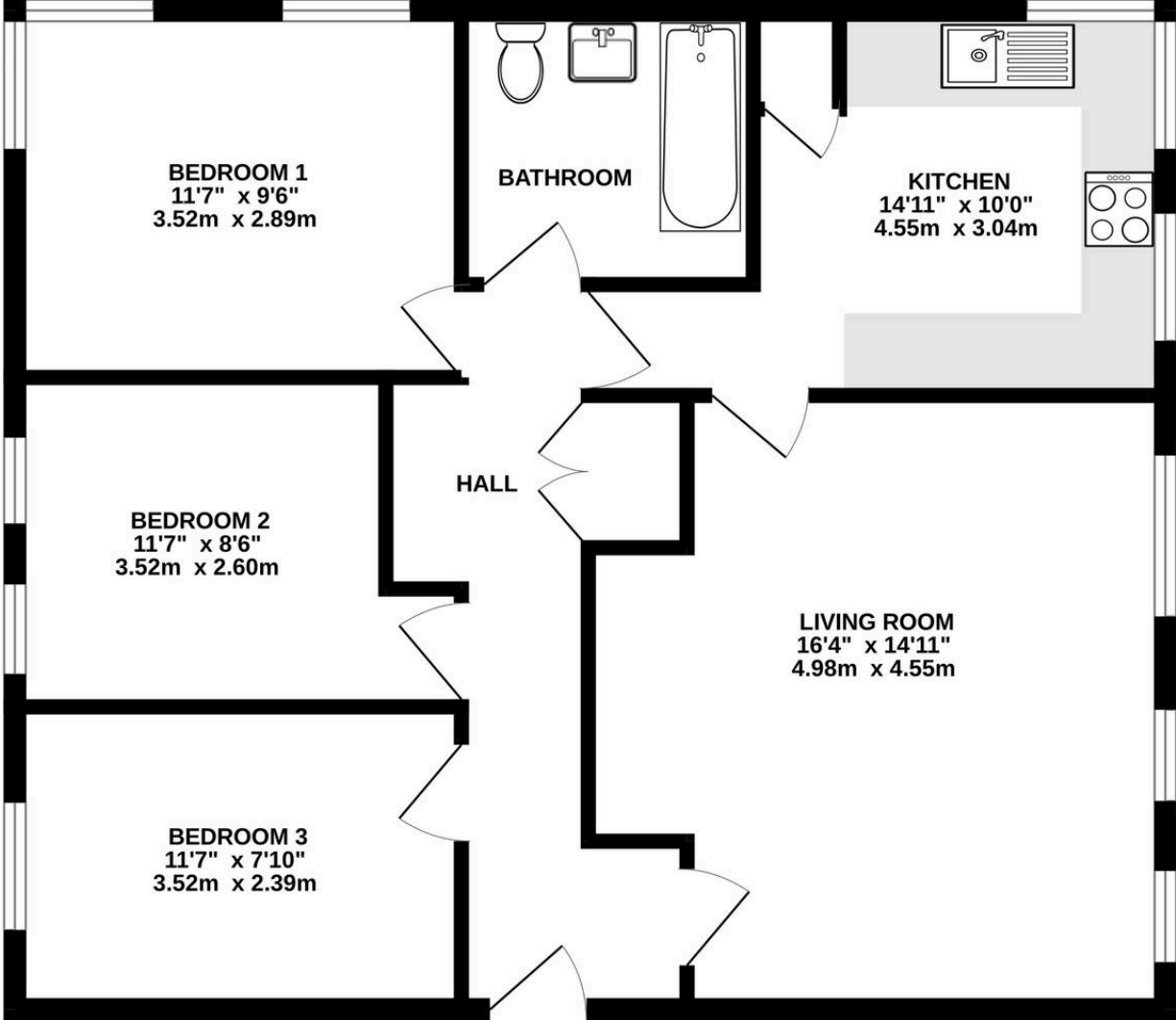
EPC Energy Efficiency Rating: C

Total Floor Area: 784 SQFT approx.

Viewings: Viewings strictly by appointment through the agents



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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