



The Shambles, Knutsford
Knutsford

£315,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



The Shambles

Knutsford

Council Tax band: C

Tenure: Leasehold. 999 Years lease with 974 Years remaining. We understand from our vendor there is no ground rent payable and the service charge is £1570 pa.

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

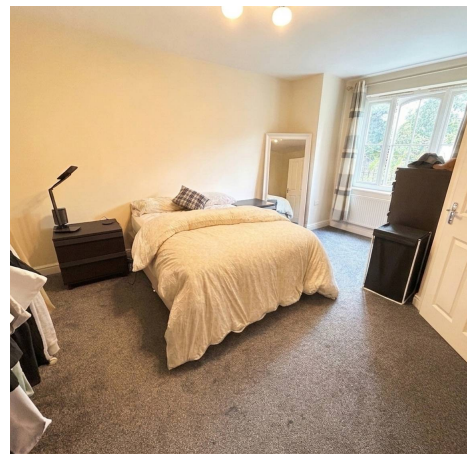
Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: C

Total Floor Area: 765 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Beautifully presented ground floor apartment.
- Two double bedrooms & two bathrooms.
- Prime Knutsford town centre location.
- Spacious open-plan kitchen/diner.
- Stylish upgraded en-suite & bathroom
- Ideal for first-time buyers, downsizers or investors.
- Allocated parking space within the development.



The Shambles

Knutsford

A beautifully presented two-bedroom, two-bathroom ground floor apartment, ideally situated in the heart of Knutsford, just a short stroll from the town's excellent range of independent shops, restaurants, bars and everyday amenities.

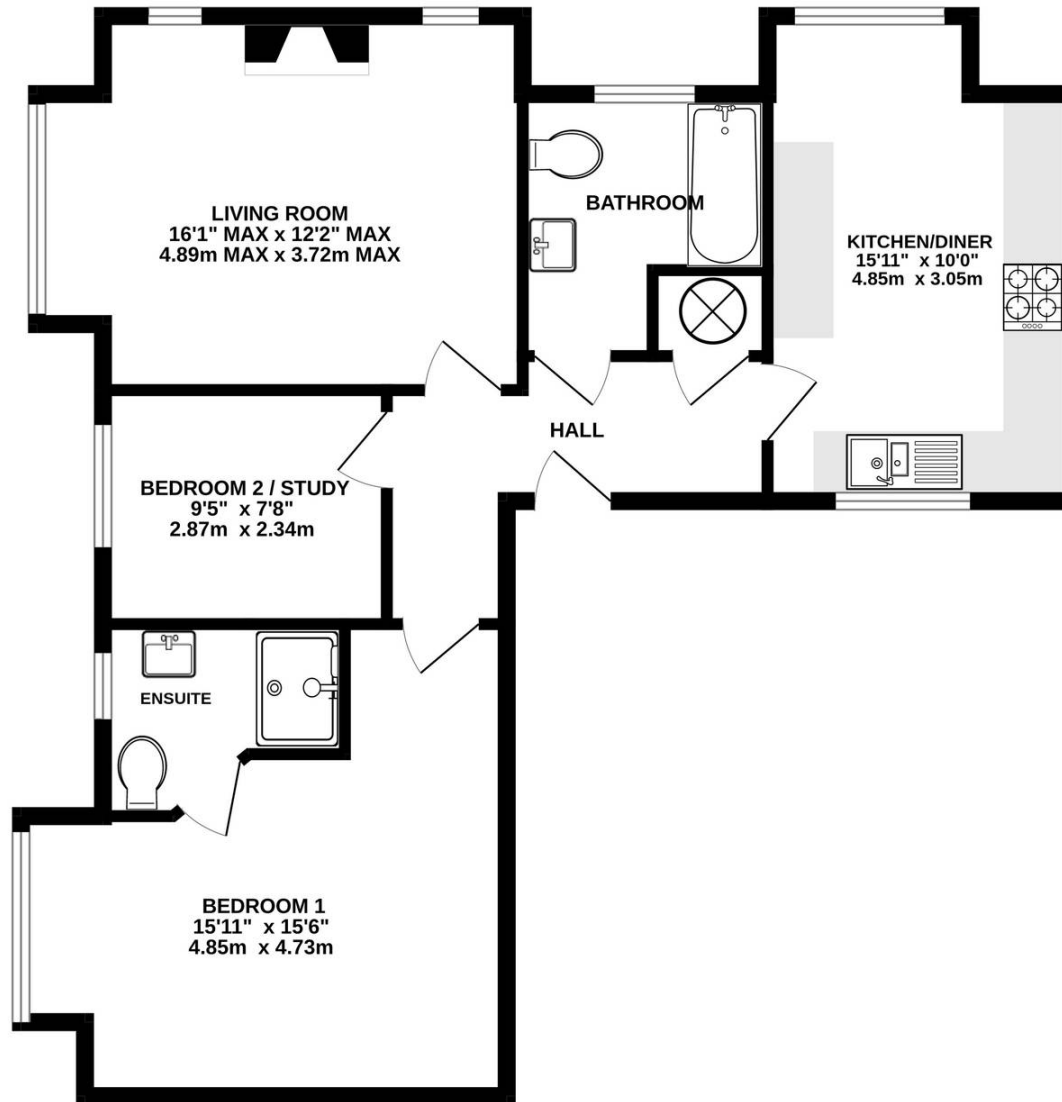
The well-appointed accommodation briefly comprises a welcoming entrance hall leading through to a spacious, light-filled open-plan kitchen/dining room, fitted with a range of integrated appliances and providing an ideal space for everyday living. The generous living room offers a comfortable and inviting reception space with an abundance of natural light.

The principal bedroom is an excellent size and benefits from a stylish, contemporary en-suite shower room, thoughtfully updated by the current owner. The second double bedroom is equally versatile, lending itself perfectly as a guest bedroom, dressing room or home office for those working remotely. A modern family bathroom completes the accommodation. Externally there is an allocated parking space for off road parking.

This superb apartment represents an ideal purchase for a variety of buyers, including first-time buyers, downsizers and investors alike. Offering an attractive gross rental yield of approximately 4.7%, it also presents an excellent investment opportunity within the highly desirable Knutsford market.



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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