



Knutsford
Queen Street


IRLAMS
of Knutsford



The Property

This immaculately appointed two-bedroom duplex apartment has been lovingly maintained and improved by the current owner, and offers spacious, light and flexible living accommodation in a contemporary style. Particular mention must be made of the large open-plan living dining room with dual aspect, allowing natural daylight to flood the room, which leads to the fantastic mezzanine space, which has the benefit of an en-suite, ideal as additional reception space or a second bedroom.

Located in an ever-popular position, forming a street of similar properties in the heart of the town centre, a short stroll to all local amenities, Tatton Park and The Heath, whilst being ideally positioned for all major network links to the Northwest and beyond.

Externally, the property is approached via a sweeping paved driveway leading to the residents' parking, which is retained by brick elevations and wrought iron railings.

To the rear there are beautifully maintained communal gardens which can be enjoyed by all residents, laid to lawn in the main with an array of feature planting and specimen trees, all of which are enclosed by mature hedging. There is also a communal bin store to the rear.

Directions

From the roundabout in Canute Square travel along Manchester Road (A50) taking the second turning on your right onto Queen Street where the property will be seen at the end of the road on your left prior to entering George Street. The property can also be accessed from George Street.

Knutsford, WA16 6HZ
Queen Street
£395,000



- Immaculately presented duplex apartment
- Situated in the heart of Knutsford town centre
- A short walk to all amenities
- Spacious & flexible living accommodation
- Kitchen with integrated appliances
- Two generous bedrooms
- Two en-suite bathrooms
- Enclosed, communal garden
- Allocated & visitor parking
- No chain

Postcode – WA16 6HZ

Tenure – Leasehold

(999 years from 2005/GR £160per annum/Service Charge £172pcm)

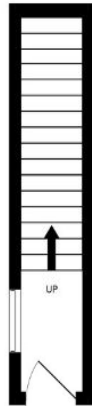
Local Authority – Cheshire East

Council Tax – Band D

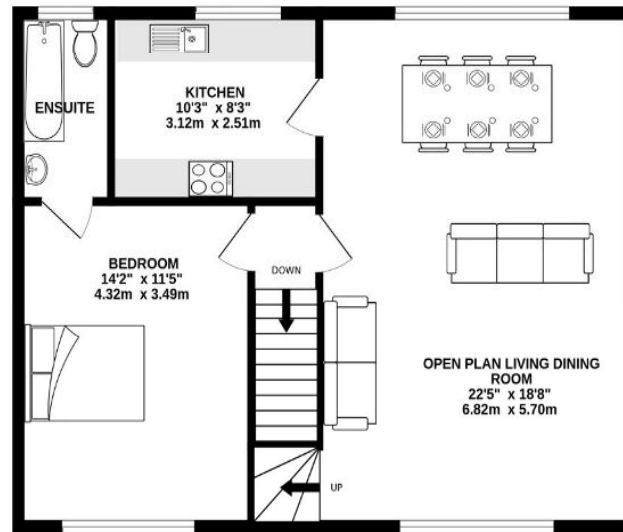
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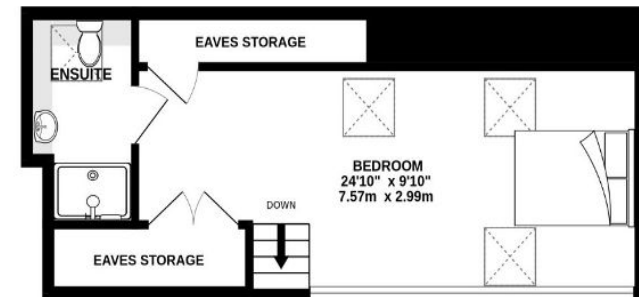
GROUND FLOOR
61 sq.ft. (5.7 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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