









# 16 Tatton Court King Street

## Knutsford

A well-presented and well-balanced two bedroom, top floor, apartment positioned in the heart of the town centre with a range of fabulous amenities just moments away, and the entrance to Tatton Park.

Tatton Court is a popular development of apartments positioned on King Street, in the heart of the town centre. The attractive building is complimented by residents parking and garages whilst also being just moments from a plethora of wonderful amenities including restaurants, independent shops, bars and cafes and the train station.

The top floor position ensures the accommodation benefits from a great flow of natural light, enhancing the space and giving lovely feel, and great views. The entrance hall offers access to most of the rooms, including a modern fitted bathroom, principle bedroom with large fitted wardrobes, a second bedroom and the lounge/diner. This 20ft room provides ample space for spacious living and dining areas and three large windows with a view over King Street and beyond. Accessed off the lounge/diner is a contemporary fitted kitchen with integral appliances, wall and base units and contrasting work surfaces. The property benefits from a garage and a permit to park one vehicle in the residents' carpark.

Long leasehold with share of freehold, 999 years from 1977.

Service Charge - £1418.22 per annum

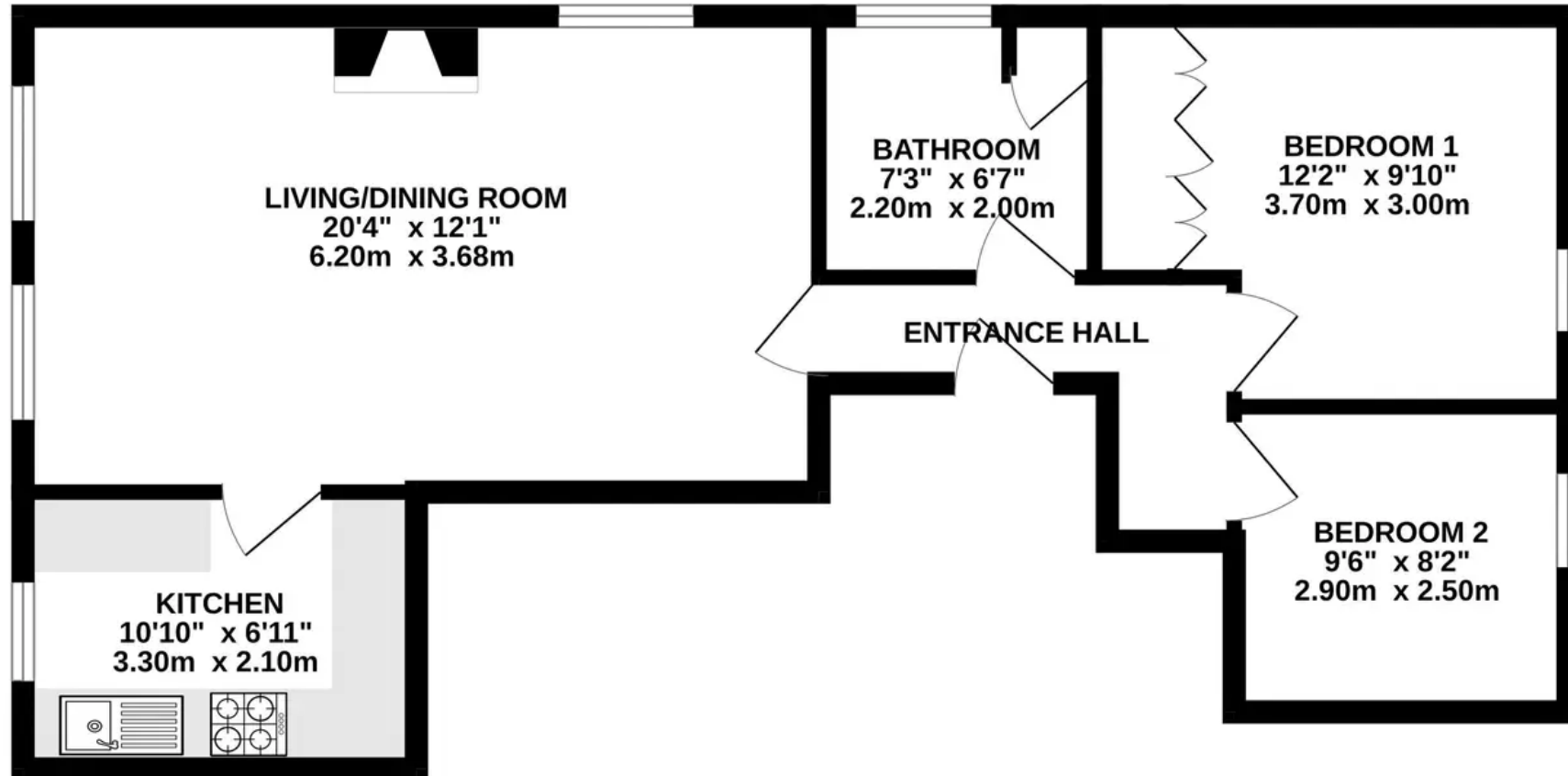
NB. Properties in Tatton Court may not be formally sublet.

Council Tax band: C

EPC Energy Efficiency Rating: D



574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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, omission 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.  
Made with Metropix ©2024





## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.