





2 Legh Court Montmorency Road

Knutsford

A well-presented 1-bed ground floor apartment in a quiet Knutsford cul-de-sac. Direct garden access, open-plan living, allocated parking, and communal gardens. Ideal for first-time buyers or investors.

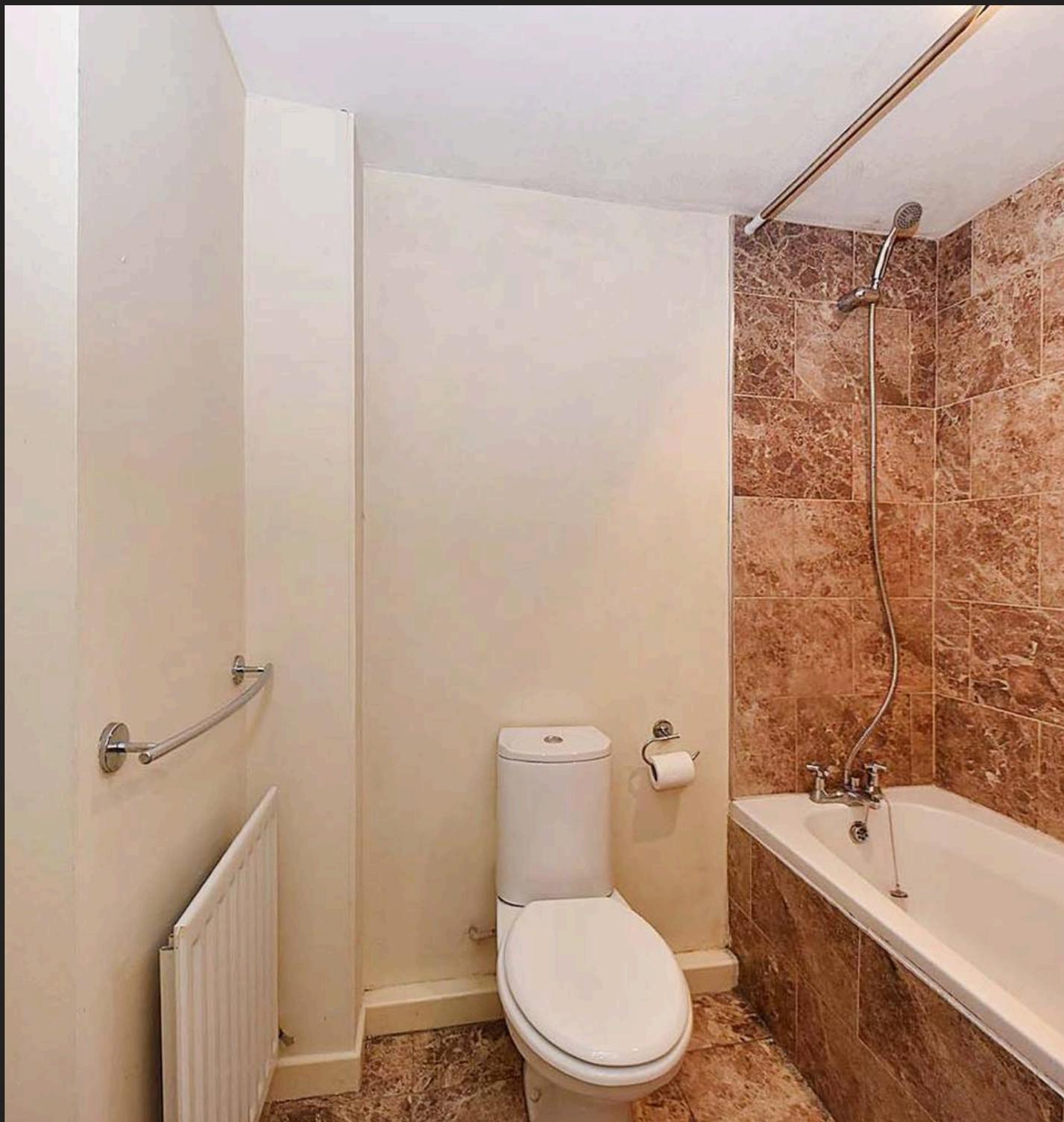
Council Tax band: A

Tenure: Leasehold

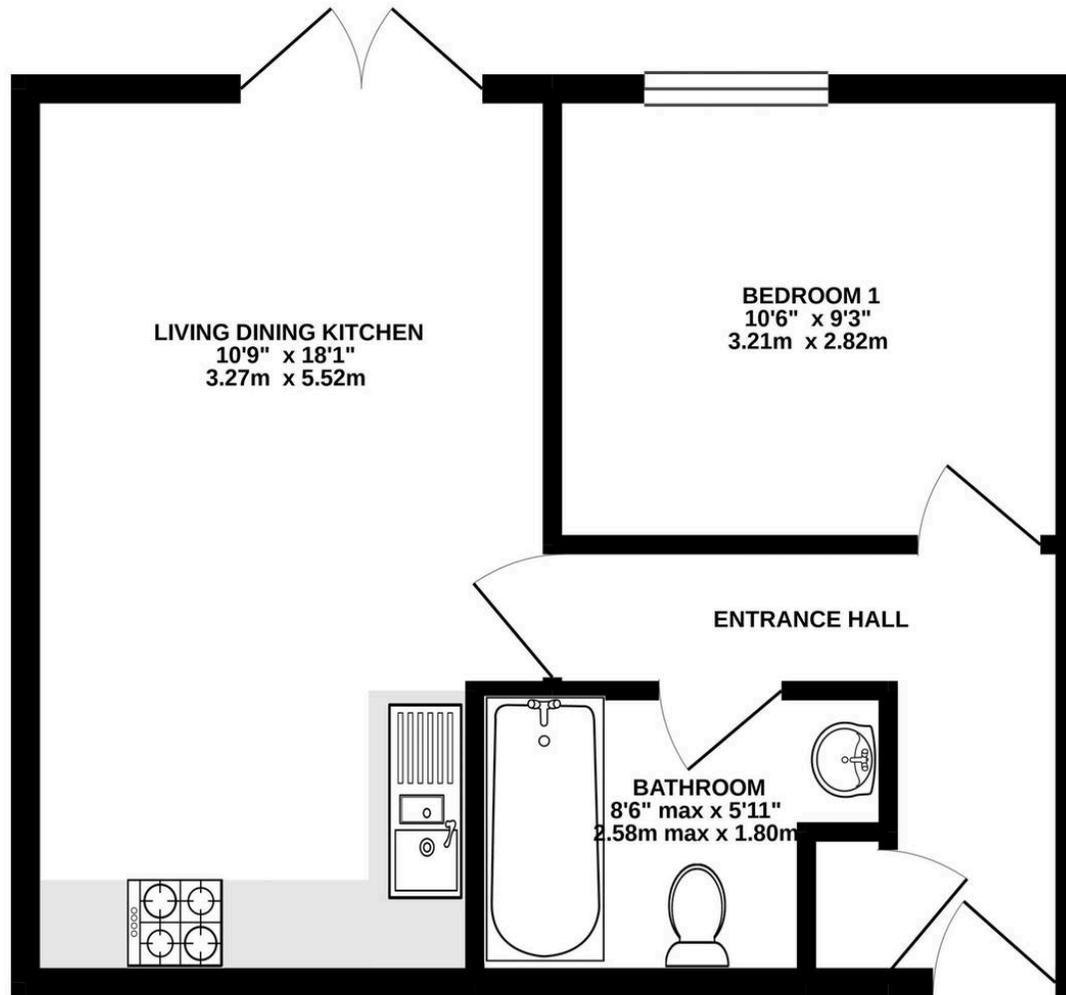
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Quiet cul-de-sac location in a sought-after Knutsford setting
- Exclusive development of just 4 apartments and 6 houses
- One-bedroom ground floor apartment (approx. 385 sq.ft.)
- Open plan living, dining kitchen with garden access
- Double bedroom with direct access to communal gardens
- Residents' parking and well-maintained communal lawns



385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 385 sq.ft. (35.8 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.

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