



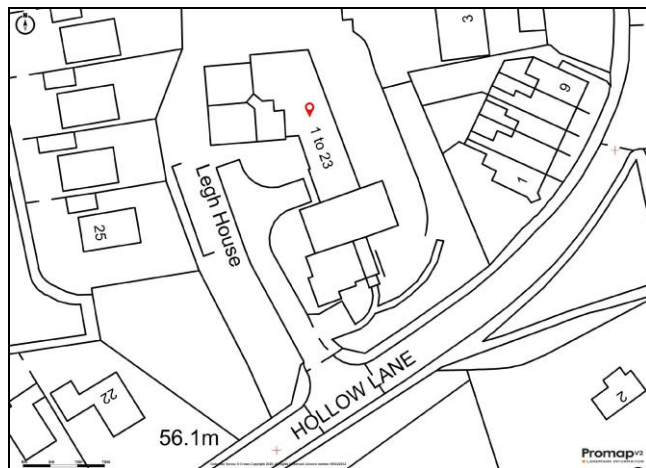
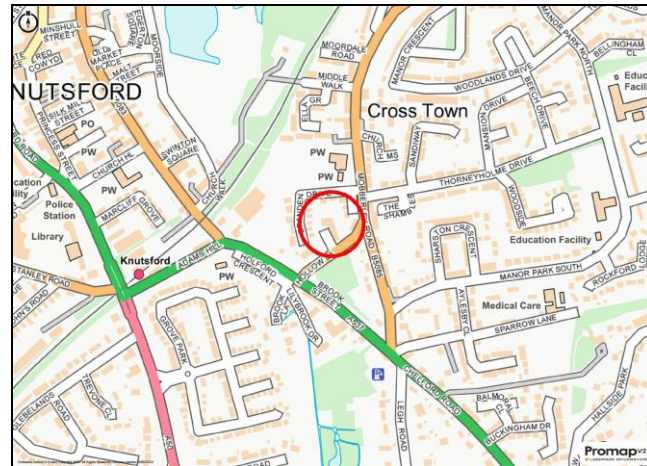
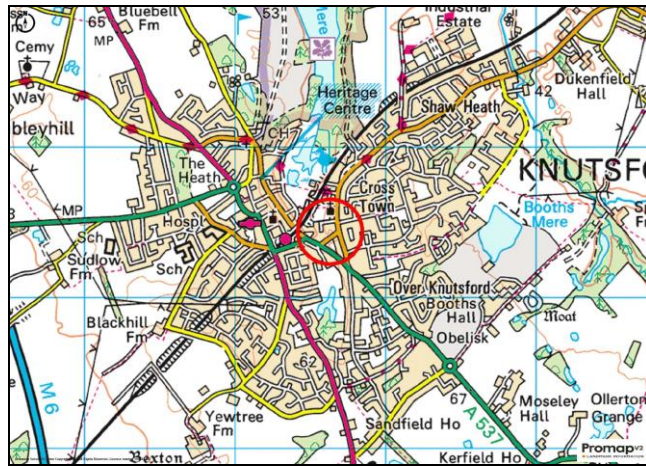
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INDEPENDENT ESTATE AGENTS

location



9 Legh House Hollow Lane Knutsford, Cheshire, WA16 8WB



A BEAUTIFULLY APPOINTED DUPLEX APARTMENT WITH BALCONY AND SET WITHIN THIS DESIRABLE TOWN CENTRE DEVELOPMENT. 1300Sqft.

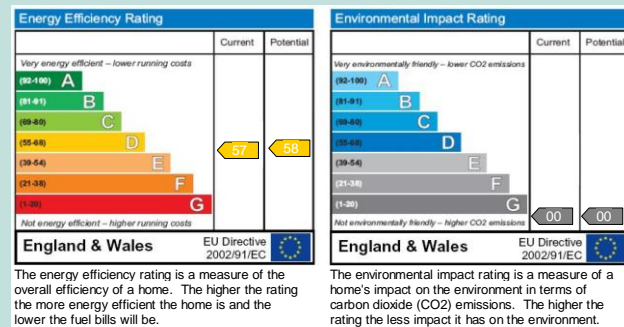
Hall, 250sqft Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Two stylish Baths/Showers. Secure under cover parking.

“ A beautifully presented Apartment ”

£340,000

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail



Legh House is an attractive scheme of apartments constructed by Egerton Estates in 2002, benefiting from secure, allocated undercroft parking, and occupying a superb position only a stones throw to the town centre and Knutsford train station.



A fully refurbished two bedroom duplex apartment with secure undercroft parking, offering exceptionally well presented and spacious accommodation, including a wonderful open plan kitchen and living space. Conveniently situated within short walking distance of Knutsford town centre and railway station.

The property, which is a very large duplex apartment, has been recently remodelled and beautifully refurbished throughout, offering exceptionally high quality accommodation, including a magnificent open plan living space and kitchen.

Comprising:

Communal entrance hall and staircase, private hall, spacious open plan living room and kitchen, two double bedrooms, very large master with quality en-suite shower room and a stylish main bathroom.

The kitchen has recently been re-fitted with contemporary style handleless cabinets surmounted with contrasting light marble worktops incorporating a breakfast bar, and a comprehensive range of high quality appliances including a 'Neff' electric oven and separate microwave oven, fridge freezer, dishwasher, washer dryer and a four ring electric hob with a concealed extractor fan above.

On the top floor level is an exceptionally large master bedroom suite, with an extensive range of built in storage, including deep recess wardrobes and additional storage under eaves.

The master bedroom enjoys the use of a stunning en-suite shower room fitted with a quality suite incorporating a double sized wet room style shower enclosure, a wide contemporary style wall hung floating wash basin with storage drawers and a concealed cistern WC.

The second bedroom is also a good sized double, with a bathroom located across the hall, which has also been re-fitted with a quality contemporary style suite including a shaped bath with a shower screen and thermostatic mixer shower over, concealed cistern WC and a countersunk washbasin with storage cupboards below.

The apartment benefits from secure gated parking, unallocated guest parking and a video entry system.

Agents Note:
Declaration under the Estate Agents Act 1979: This property is owned by an employee of Watersons Independent Estate Agents Hale Ltd.



Approx Gross Floor Area = 1216 Sq. Feet
(exc. Eaves Stores) = 112.9 Sq. Metres

