

11 The Hill  
Parkfield Road, Knutsford



Stuart  
Rushton  
& COMPANY

A spacious, two double bedroom apartment in this very sought after block within the prestigious Legh Road Conservation Area, with extensive communal landscaped gardens and secure underground parking.

11 is situated on the top floor (with lift access) and provides generously proportioned and light accommodation with a particularly nice Juliette balcony with views over the manicured gardens.

These apartments have always proved to be extremely popular due to the secure parking, their size, and the excellent position within the heart of the conservation area. Entry is gained into the building through two secure, automated glass doors, into the communal hall, which like the rest of the development is immaculately kept and has been clad with attractive wooden wall panelling. The lift rises through all of the floors and descends down to the secure underground car park.

The property begins with the wide hallway with cloak cupboard, the principal bedroom is generously proportioned and benefits a sparsely laid out modern ensuite shower room and fitted wardrobe. The second bedroom is also a generous double, benefitting from a built in wardrobe and is serviced by the main three piece bathroom, which was refitted in 2015 along with the ensuite shower room.





The living space comprises of the very large and light open-plan lounge and diner with dual aspect windows and a brilliant Juliette balcony with superb views over the pristine communal grounds. Completing the property is the large breakfast kitchen which provides great storage space and several integrated appliances.

This super apartment boasts many merits and offers a great life style across the 1300 square feet of accommodation – twice the size of a standard two bedroom apartment. As the property is top floor, there is also loft storage space, further enhancing the storage space. There are two parking spaces with the property, one on ground level near the entrance door and the other in the secure underground car park.

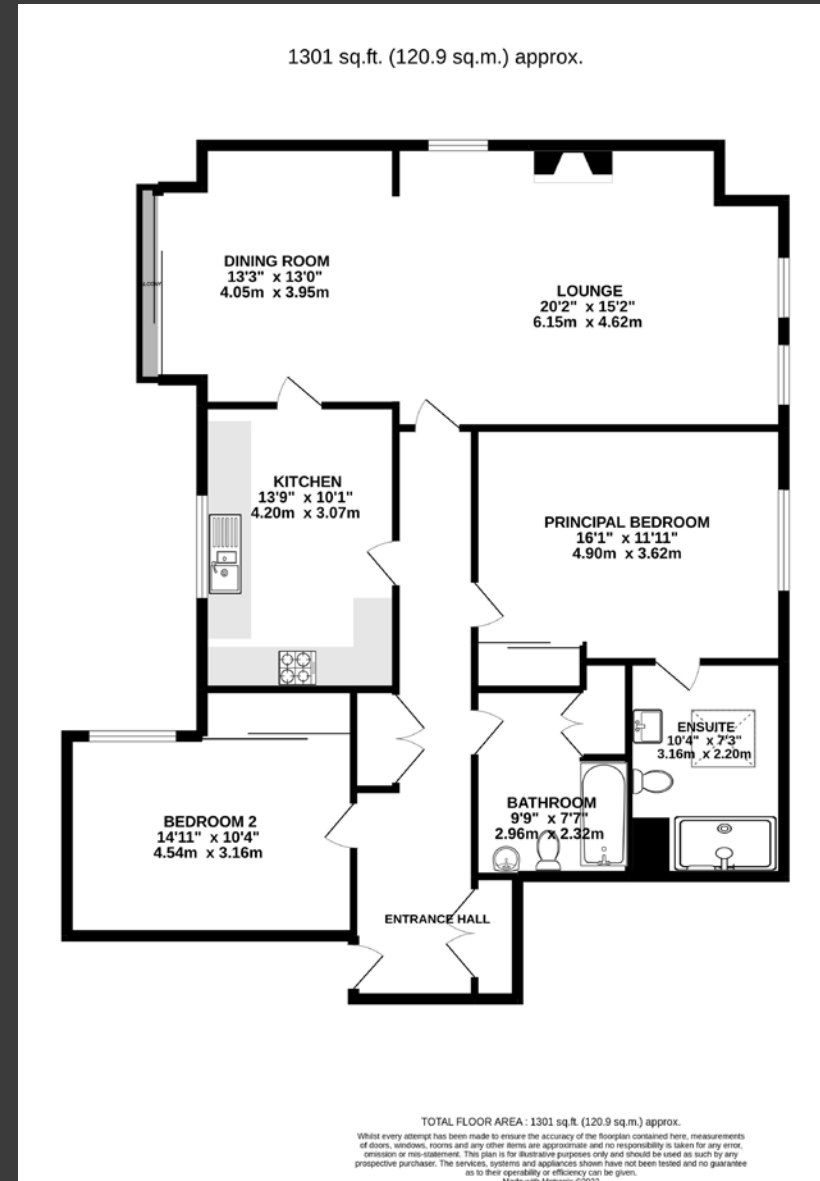
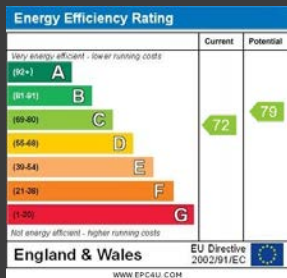
Immaculately kept grounds surround the building, including various grassed lawns, a large paved patio and well-stocked flower beds. Benches and other seating are dotted around the development offering lovely views and tranquil peace and quiet. Ample residents parking is on offer and the driveway sweeps down, beneath the building, to the secure underground car park.

Knutsford town centre and its vast array of amenities & transport links are well within walking distance or just a very short drive away. The town is renowned for its fabulous historic architecture and selection of independent boutique shops, cafes and restaurants, along with some very good



# 11 The Hill Parkfield Road Knutsford Cheshire WA16 8NP

Price: Offers Over £550,000  
 Tenure: Long Leasehold  
 Local Authority: Cheshire East  
 Council Tax Band: E  
 Service Charge: £4,609 per annum



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