



Mobberley
The Cedars, Warford Park, Faulkners Lane

Mobberley, WA16 7RU

The Cedars, Warford Park,
Faulkners Lane
£239,950



The Property

This superb, spacious two double-bed apartment forms part of an exclusive development in semi-rural Mobberley and has been superbly refurbished by the current owner to now provide stunning, bright, hi-spec accommodation with under floor heating throughout. Situated on the first floor of the modern development, the property enjoys fantastic access to Knutsford, Alderley Edge and beyond, with countryside walks and pubs on your door step. The property itself comes immaculately presented and must be viewed. Particular mention must be made of the stunning, hi-spec kitchen with its range of integrated appliances and quartz work surfaces.

The property sits in beautiful, maintained communal grounds with various lawned areas and spots for walking or relaxing. A communal car park provides allocated off-road parking, plus visitors' spaces.

Directions

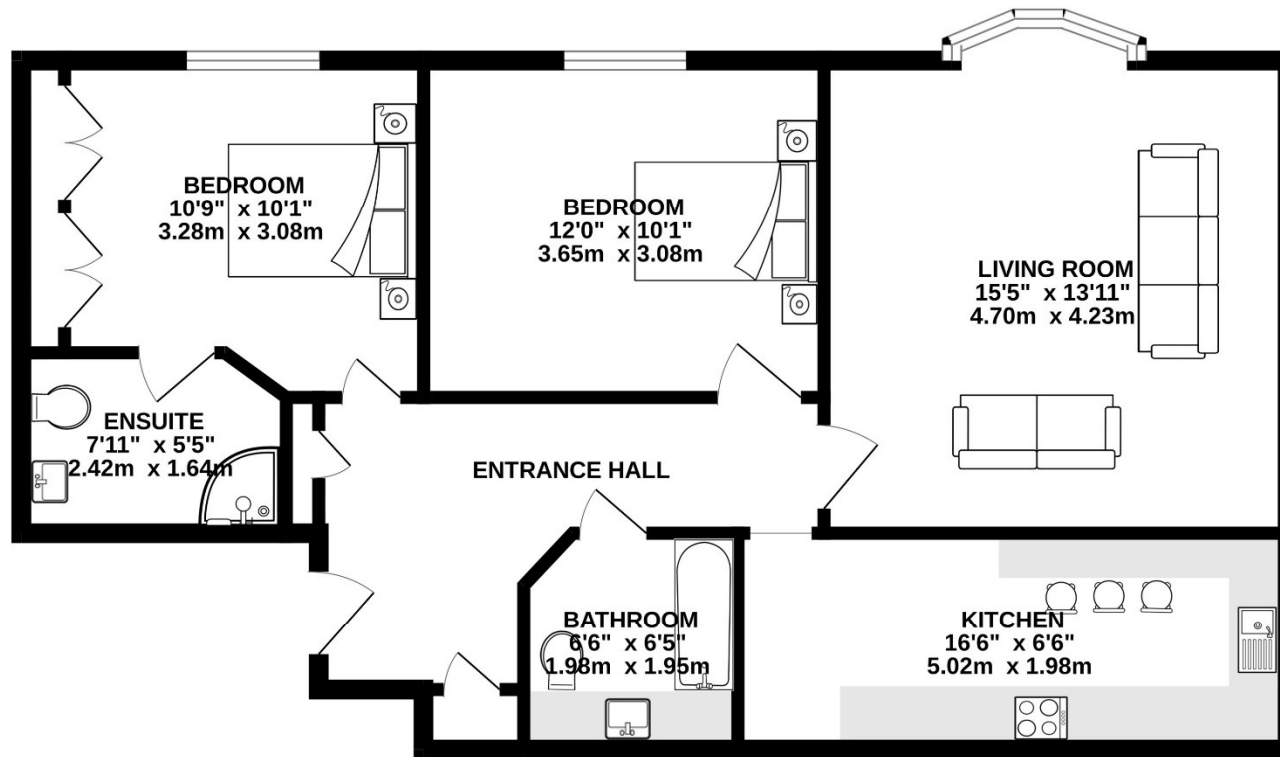
From the centre of Knutsford proceed along King Edward Road (A50) turning left at the traffic lights passing the railway station. At the next set of lights turn left up Hollow Lane and onto Mobberley Road. Leave Knutsford town centre and proceed straight through the village of Mobberley. When the road becomes Hall Lane, and after passing Barclay Park Nursing Home on your left, turn next right onto Faulkners Lane, just prior to reaching the Bird in Hand public house. Continue down the lane passing The Frozen Mop public house where the development will be seen immediately after on the right-hand side.

- A modern 1st floor apartment
- Situated in a popular development in the stunning grounds of Warford Park
- Beautifully refurbished
- Electric under floor heating throughout
- Large living dining room
- Modern kitchen with appliances
- Two double bedrooms
- Two bathrooms (one en-suite)
- Allocated off-road parking plus visitors' spaces
- Stair and lift access

Postcode – WA16 7RX
EPC Rating – C
Tenure – Leasehold
Local Authority – Cheshire East
Council Tax – Band E
Service Charge – £2,874.00 per annum
Ground Rent – £270.95 per annum



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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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