



Mobberley
The Maples, Warford Park, Faulkners Lane



Mobberley, WA16 7RW

Warford Park, Faulkners Lane

£175,000



The Property

This beautifully presented two-bedroom, ground floor garden apartment in 'The Maples' is situated in the stunning Warford Park, an exclusive development of similar properties in a semi-rural location with beautifully maintained grounds, monitored access and onsite administrative support.

The apartment has been sympathetically maintained over the years, with triple-aspect light and spacious accommodation on a single level. In a quiet and peaceful location away from traffic and overlooking the central garden and water feature, the apartment is approached via a flagged path leading to the communal secure entrance, flanked by well stocked beds and mature trees. The designated end-parking space at the front of the building is easily accessed through the building or via an external pathway.

To the rear, a private external door leads directly to a seating area, with quick and easy access to the visitor parking area and exclusive members-only health club and restaurant/café across the central garden.

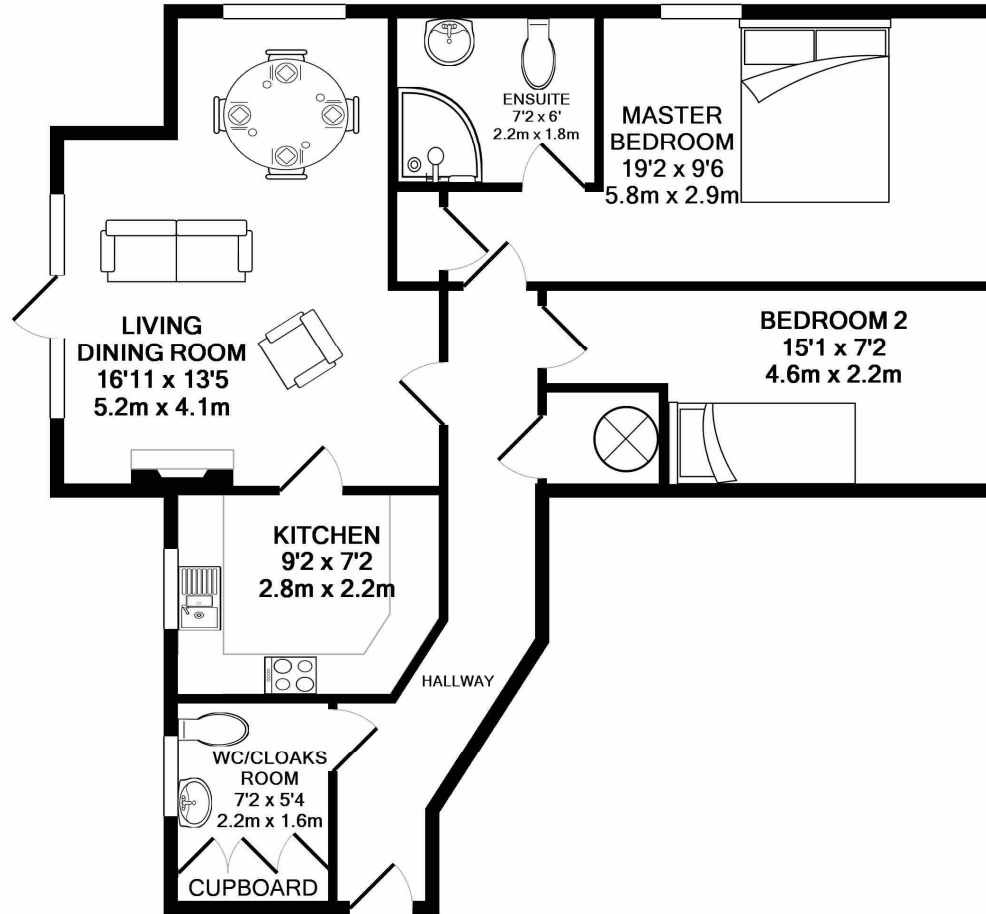
Directions

Proceed straight through the village of Mobberley. When the road becomes Hall Lane, after passing Barclay Hall and 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 on the right hand side. Continue round to The Maples entrance.

- A well-presented ground floor garden apartment
- Open-plan living room with high ceilings and external door to private seating area
- Fitted kitchen with integrated appliances
- Two bedrooms (Large main bedroom with fitted wardrobe, plus second bedroom also ideally suited as a hobby room)
- Spacious bathroom and separate washroom/WC
- Digitally-controlled radiators and heated towel rails (installed 2020)
- Satellite aerial point for FreeSat or Sky subscription
- Allocated & visitors parking
- Convenient access to communal laundry facilities
- Reception spaces for all residents
- Beautiful views

Postcode – WA16 7RW
EPC Rating – D
Tenure – Leasehold
Local Authority – Cheshire East
Council Tax – Band E





TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

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