



Mobberley

The Elms, Warford Park, Faulkners Lane





Mobberley, WA16 7RY

Warford Park

£140,000



The Property

This immaculately presented two bedroom, ground floor apartment forms part of a highly sought-after development for the Over 55's on Warford Park, Mobberley. Particular mention must be made of the large, open-plan, dual-aspect living dining room with ample natural light with private door leading to a small private patio area, the master bedroom with fitted wardrobes and en-suite shower room as well as the stunning communal gardens and parking close-by.

The property is situated in the beautiful grounds in an exclusive development of similar properties with manicured grounds. The apartment is approached via a flagged path leading to the communal entrance, flanked by well-stocked beds and mature trees, surrounded by communal lawned gardens which lead out to the allocated and visitor parking bays.

A small south westerly facing patio area off the main reception space provides ideal opportunity for alfresco dining.

Directions

From the centre of Knutsford proceed along King Edward Road (A50) turning left at the traffic lights at 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. Continue along Hall Lane, after passing Cranford Grange Care Home & Barclay Hall 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 Elms.

- Immaculately presented ground floor apartment situated within The Elms
- Spacious accommodation with dual-aspect living dining room
- Two generous bedrooms
- Two bathrooms (one en-suite)
- Private small south westerly facing patio area leading out to the communal gardens
- Allocated & visitor parking close to the apartment

Postcode – WA16 7RY

Tenure – Leasehold

Service Charge – £325pcm

Ground Rent – £181 per annum

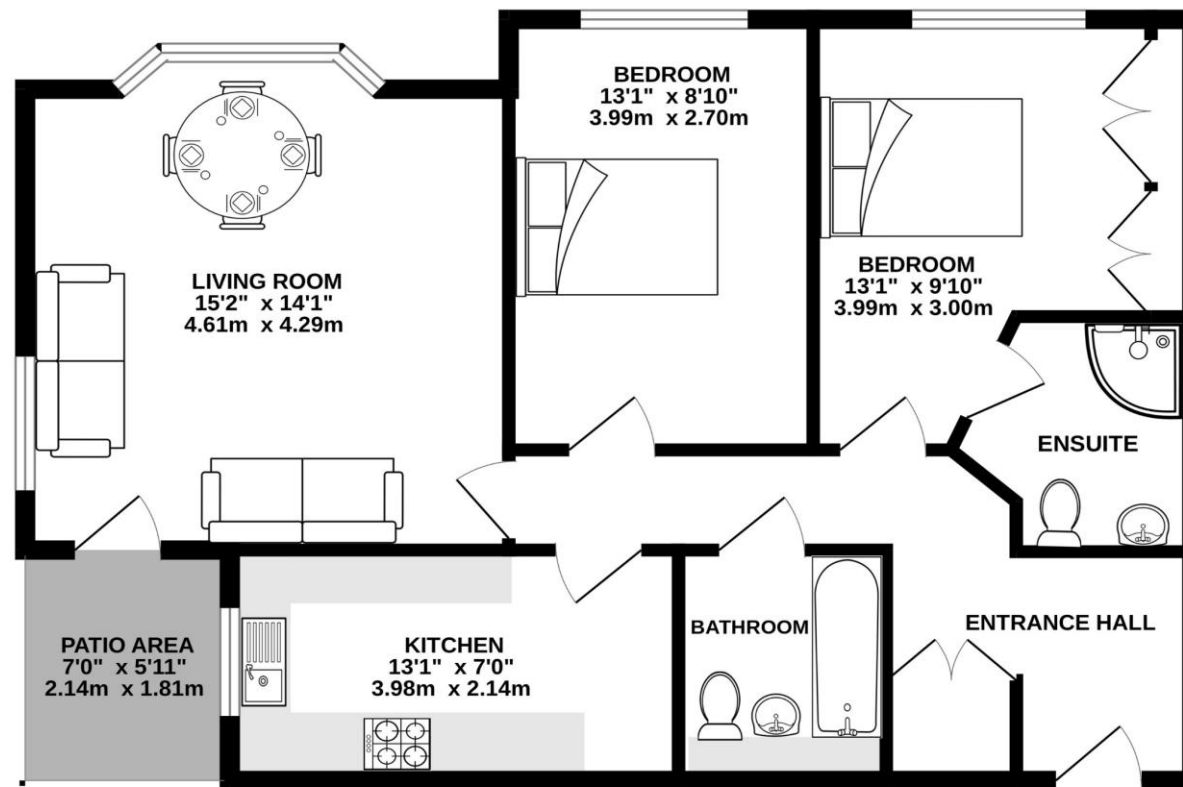
Local Authority – Cheshire East

Council Tax – Band E

EPC - D



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

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