



Mobberley

The Cedars, Warford Park, Faulkners Lane





The Property

This beautifully presented, two bedroom ground floor apartment has been sympathetically maintained over the years and offers bright & airy accommodation throughout, all set over one level. The ideal home for either a first time buyer, downsizer or buy to let investment, this property is situated in Warford Park, an exclusive development within very easy reach of Mobberley, Alderley Edge, Wilmslow and Knutsford along with a host of great local amenities including shops, gastro pubs and a fantastic bakery. The development also benefits from CPASE, a luxury health complete with state of the art facilities including paddle courts and restaurant. Particular mention must be made of the generous proportions of all the rooms, especially the master bedroom complete with en-suite shower room and large living room with double doors through to a spacious breakfast kitchen. 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. There is allocated parking spaces as well as additional visitor parking.

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 Cranford Grange 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.

Mobberley, WA16 7RX
Faulkners Lane
£220,000



- Beautifully presented ground floor apartment
- Situated in a private & secure development
- Spacious living accommodation
- Breakfast kitchen with integrated appliances
- Two generous bedrooms
- Two bathrooms (one en-suite)
- Allocated & visitor parking
- Communal grounds

Postcode – WA16 RX

Tenure – Leasehold

999 yrs from 2001

Ground Rent £271 per annum/Service Charge £250 per month

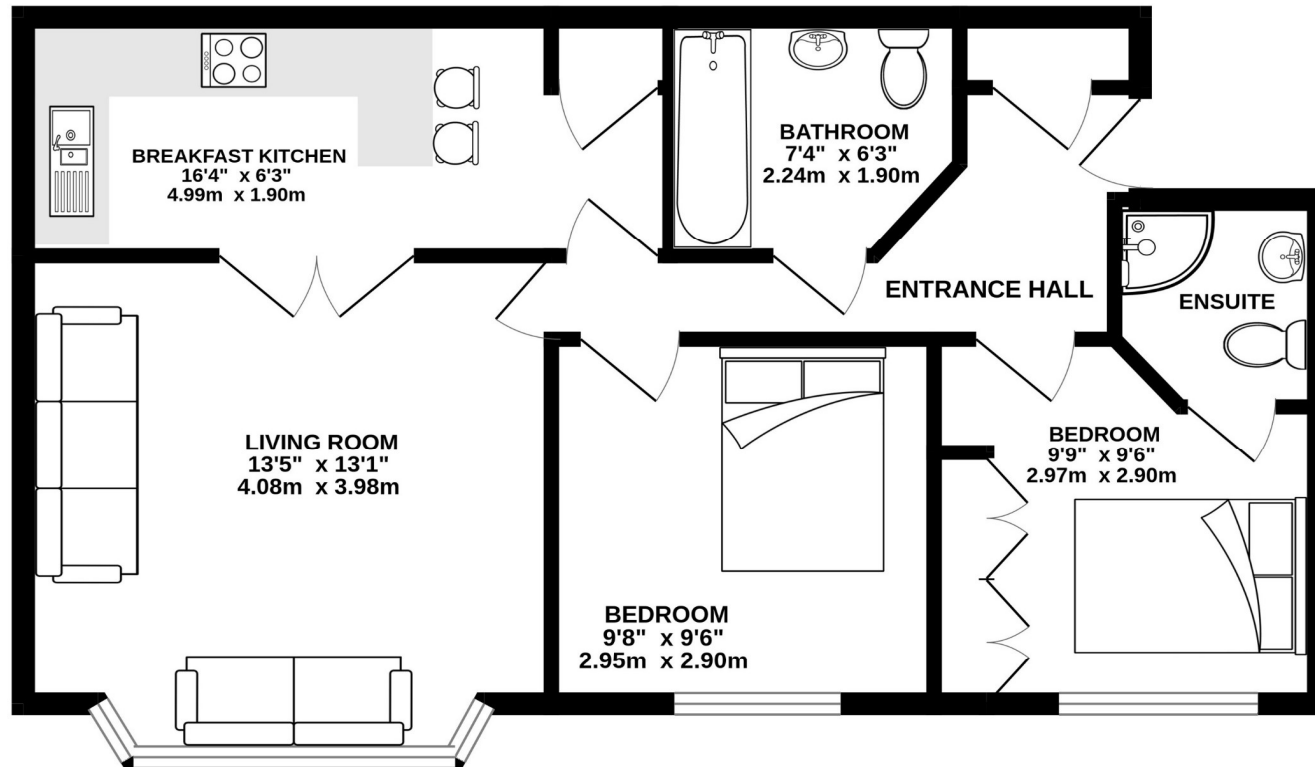
Local Authority – Cheshire East

Council Tax – Band E

EPC - TBC



GROUND FLOOR 578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

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