



Mobberley

The Sycamores, Warford Park, Faulkners Lane



**Mobberley, WA16 7RU**  
**The Sycamores, Warford Park,**  
**Faulkners Lane**  
**£235,000**



**The Property**

Located in a lovely position on the ever-popular Warford Park development, this two bedroom, non-retirement apartment has been lovingly maintained by its current owner to provide bright, open and spacious accommodation throughout. The stunning apartment boasts two well-proportioned bedrooms, two bathrooms, en-suite to the main bedroom and a lovely modern kitchen. However, particular mention must be made of the open-plan living dining room towards the rear of the property which provides floods of natural light from three sides with views over adjacent countryside. Warford Park also benefits from having an on-site gym and leisure club with a swimming pool and beauty salon. The building is approached via the car park and well-stocked communal gardens. The communal entrance hall provides access via a lift or stairs to all floors.

**Directions**

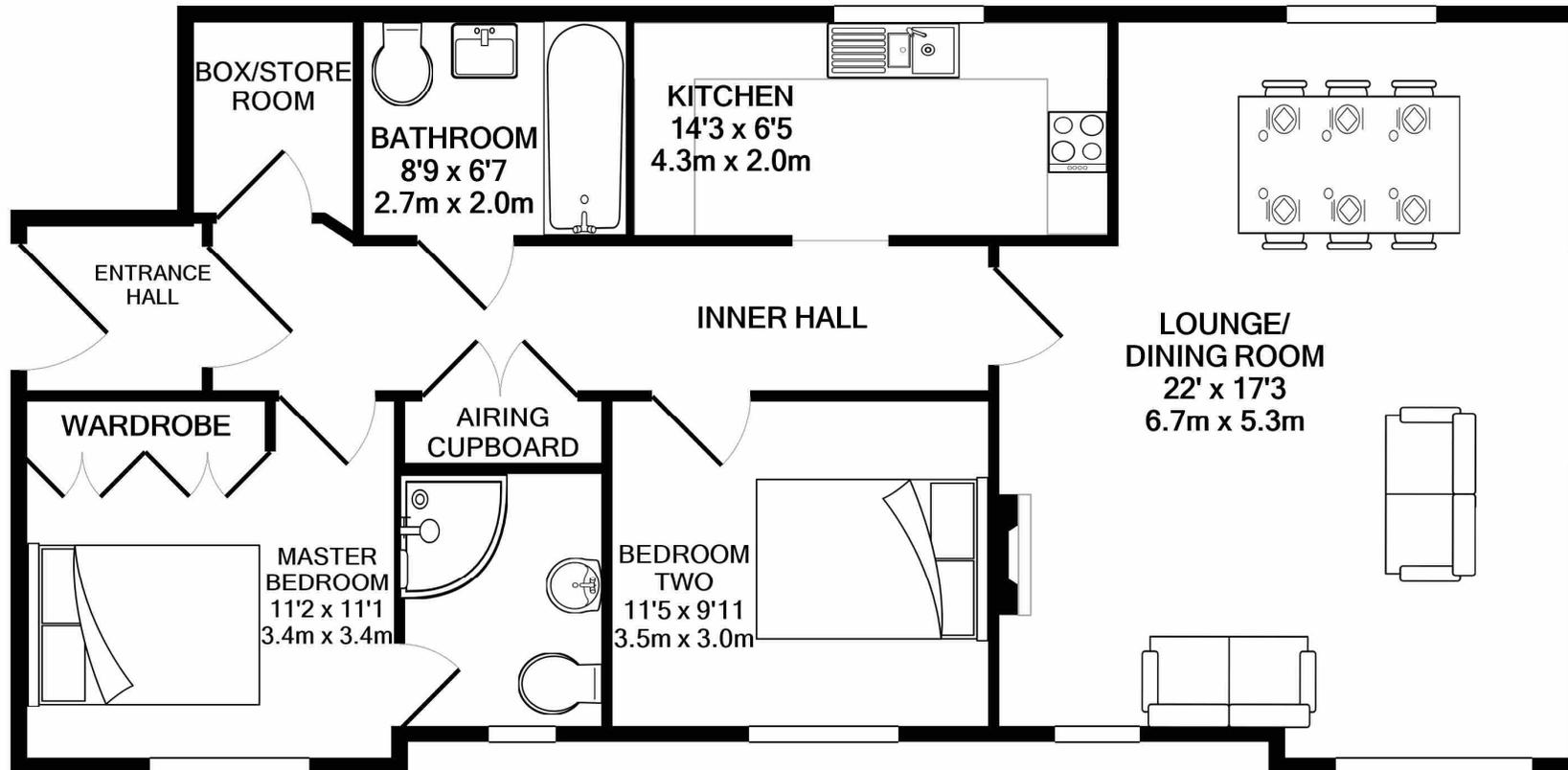
From the centre of Knutsford proceed along King Edward Road (A50) turning left at the traffic lights passing the railway station. At the next set of lights turn left up Hollow Lane and onto Mobberley Road. Leave Knutsford town centre and proceed straight through the village of Mobberley. When the road 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 1<sup>st</sup> floor apartment
- Situated in a popular development in the stunning grounds of Warford Park
- Large open-plan living dining room
- Modern kitchen with appliances
- Two good-sized bedrooms
- Two bathrooms (one en-suite)
- Allocated off-road parking plus visitors' spaces
- Stair and lift access

**Postcode** – WA16 7RU  
**EPC Rating** – TBC  
**Tenure** – Leasehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band F

**Service Charge** – £160.00 pcm  
**Ground Rent** – £250.00 pa





TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)

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