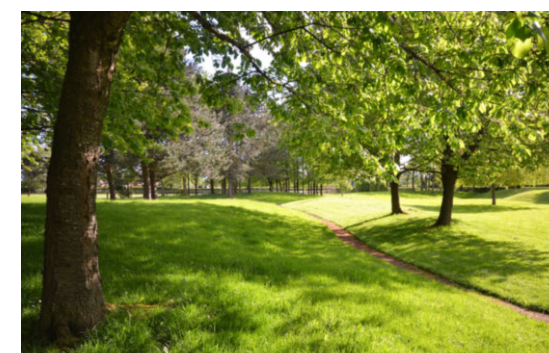




**GASCOIGNE
HALMAN**

80 THE BEECHES, WARFORD PARK, FAULKNERS
LANE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

A contemporary apartment set in the ever popular Warford Park development with views over colourful, mature gardens.

Warford Park is set almost equidistant from Alderley Edge, Knutsford and Wilmslow. Alderley Edge and Knutsford both offer a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The property is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.

Warford Park is the ever popular over 55's development set in the heart of the Cheshire countryside. The park creates a wonderfully relaxed living environment where residents can feel at ease. While being surrounded by 17 acres of gardens in a rural setting, there is easy access to Alderley Edge, Knutsford and Wilmslow. A bus service will take residents to and from these towns at regular intervals. Next door to the site is a fantastic country pub called The Frozen Mop which serves food and drink throughout the day. There are facilities on site as well such as a new state of the art gym which has a superb coffee shop which residents can frequent as they please. There is also a separate Yoga and Pilates studio which residents are free to use. In amongst the gardens are regular seating areas dotted around, one of the more tranquil spots is by the large pond,

only a couple of hundred yards away from this apartment.

The apartment itself is set on the first floor and immaculately presented. there is a welcoming entrance hall with a feature stone wall. The floors are tiled throughout the entrance hall, living dining room and kitchen. The kitchen is finished in a contemporary style and is open plan onto the living dining room. Completing the accommodation is a good sized double bedroom with built in wardrobes and a bathroom. The bathroom is fitted with a white three piece suite comprising shower over bath, toilet and wash hand basin all enclosed by fully tiled walls. In the building is a communal lounge where regular coffee meets take place as well as a laundry that residents are free to use.

SERVICE CHARGE:

£3,300 per annum.

GROUND RENT:

£145.32 per annum.

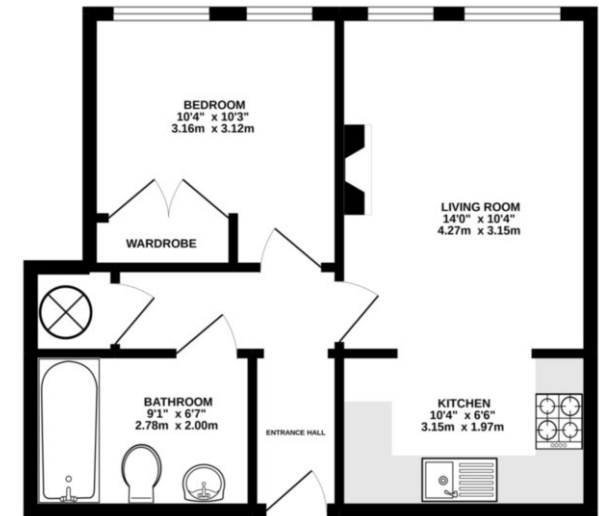
TENURE

Leasehold, 117 years remaining on lease.

DIRECTIONS

SAT NAV: WA16 7RS

FIRST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA - 441 sq.ft. (41.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor 12/2022

ALDERLEY EDGE OFFICE

**GASCOIGNE
HALMAN**

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