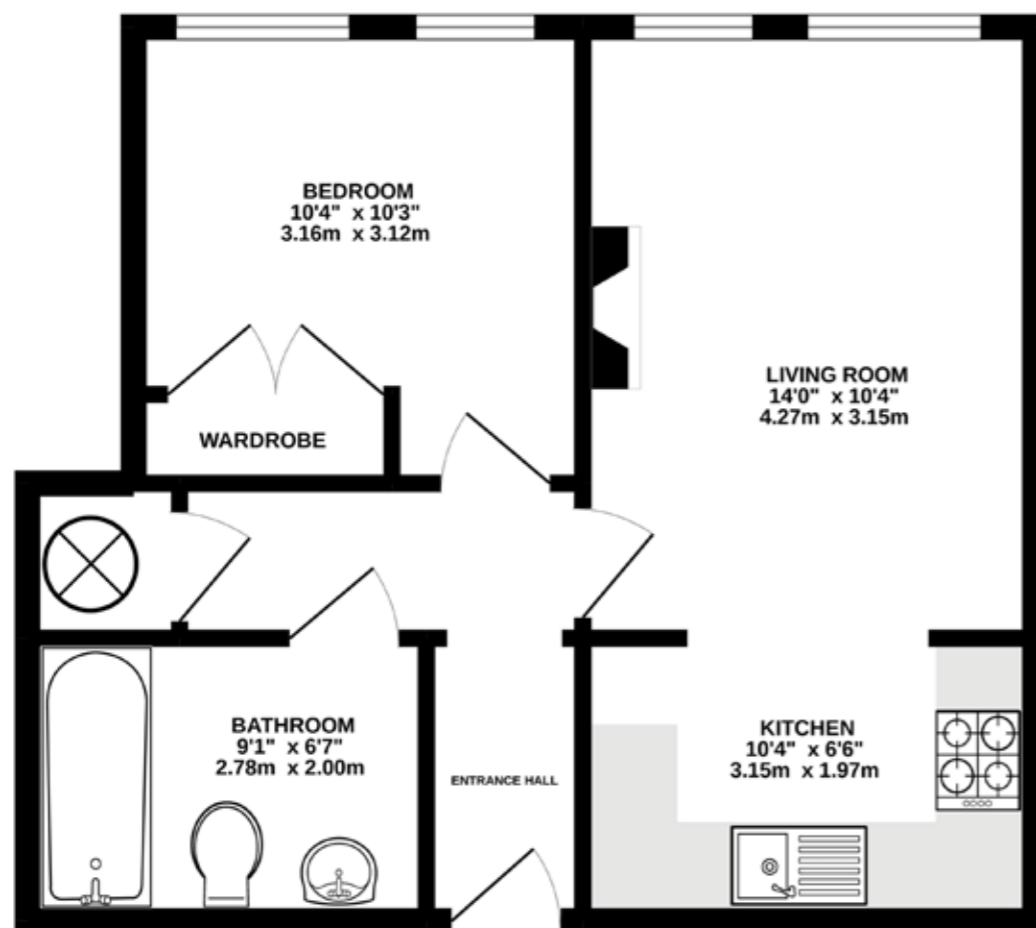


80 THE BEECHES

Warford Park, Knutsford

£135,000

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.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Alderley Edge

6, London Road, ALDERLEY EDGE SK9 7JS

01625 590373 alderley@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

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

- One bedroom Over 55's Apartment
- Wonderful, Peaceful Living Environment
- Immaculately Presented Throughout
- Approximately 17 Acres of Gardens
- State of the Art Gym on Site
- Yoga and Pilates Studio

- Bowling Green On Site
- Coffee Shop at the Gym
- Regular Bus Service Taking Residents to Alderley Edge, Knutsford and Wilmslow
- Building Benefits from a Lift

£135,000

80 THE BEECHES

Warford Park, Knutsford



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 able to use.

LOCATION

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 & 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.

DIRECTIONS

SAT NAV: WA16 7RS

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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