



**GASCOIGNE
HALMAN**

THE MAPLES, WARFORD PARK, FAULKNERS LANE,
MOBBERLEY

THE AREAS LEADING ESTATE AGENT

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An extremely well presented and re-furnished first floor apartment, with balcony, tailored towards the over 55's with beautiful views over surrounding countryside. NO CHAIN.

Probably located within the smartest block on this ever popular "green field" development geared mainly towards the over 55's. The Maples is a welcoming block of luxury apartments that is set in open countryside, flanked by parkland and formal landscaped grounds of about 17.5 acres. The Park has a privately owned Health Club - Cpace, a Tennis Court, Bowling Green with Pavilion, Lake and Fountain.

The Willows Nursing Home lies adjacent and covers all 5 levels of care.

This first floor apartment offers well proportioned accommodation which incorporates french doors opening on to a balcony with lovely views. Bespoke furniture is fitted in the larger of the two double bedrooms along with a fresh white en-suite shower room. The kitchen has also been well re-fitted and features numerous integrated appliances and a lovely picture window overlooking the fields behind.

DIRECTIONS

SAT NAV: WA16 7RW

LOCATION

Mobberley is one of the most sought after semi-rural villages, catering for day to day requirements and well

located for easy access into Knutsford and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester, together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets. Excellent educational facilities cater for children of most ages in both the State and Private Sector. For sports person both towns host a Leisure Centre, coupled with private sporting clubs and notable golf courses within easy reach. There are excellent links to the nearby Northwest motorway network and Manchester International Airport.

TENURE

Leasehold. 150 years lease with 120 years remaining
Service Charge: £3,300pa

SERVICES

Mains electricity, water and drainage services have not been tested and you are advised to make your own enquiries and/or inspections

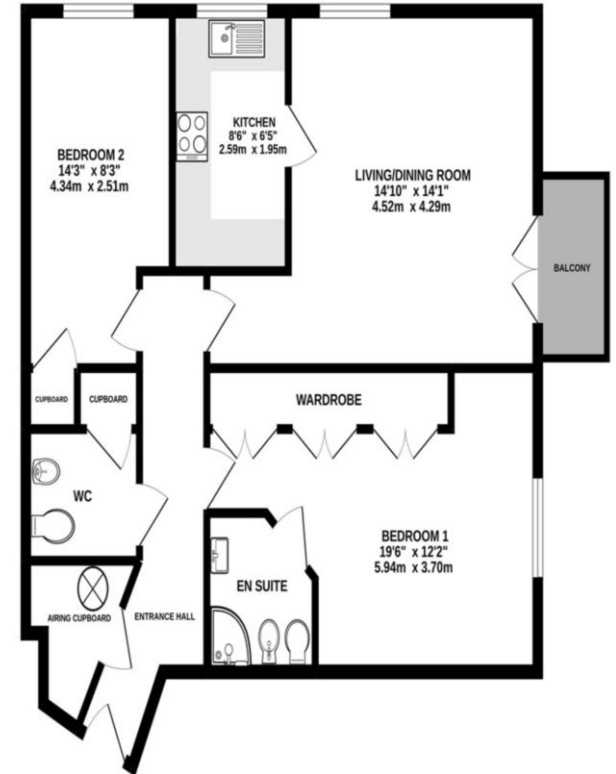
LOCAL AUTHORITY

Cheshire East Council Tax Band E

ENERGY PERFORMANCE RATING

Rating : B

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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