



**GASCOIGNE  
HALMAN**

BARCLAY HALL, HALL LANE, MOBBERLEY

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THE AREAS LEADING ESTATE AGENT

Set in tranquil, landscaped grounds the historic and Grade II listed Barclay Hall is converted into individual apartments for the over 55s, all approached by a sweeping drive which passes majestic cedars and manicured lawns.

Available with NO CHAIN. This bright and spacious two double-bedroom ground-floor apartment has recently undergone a series of cosmetic improvements. Accommodation briefly comprises; an L-shaped hallway, a fabulous larger-than-average living dining room with a striking feature bay, a well-appointed kitchen, and a separate shower room. There is a private patio area to the rear of the apartment. Residents also have access to the communal areas of the hall including a sitting room, library, laundry room, and gardens. Externally there is discrete but convenient resident and visitor parking. Nearby, the village of Mobberley provides a range of local amenities including shops, pubs, and a train station.

#### DIRECTIONS

SAT NAV: WA16 7DZ

#### 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. For sports enthusiasts 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. 962 Years remaining on the lease. Service Charge £364pcm.

#### SERVICES (NOT TESTED)

Mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: C

#### ENERGY PERFORMANCE RATING

E

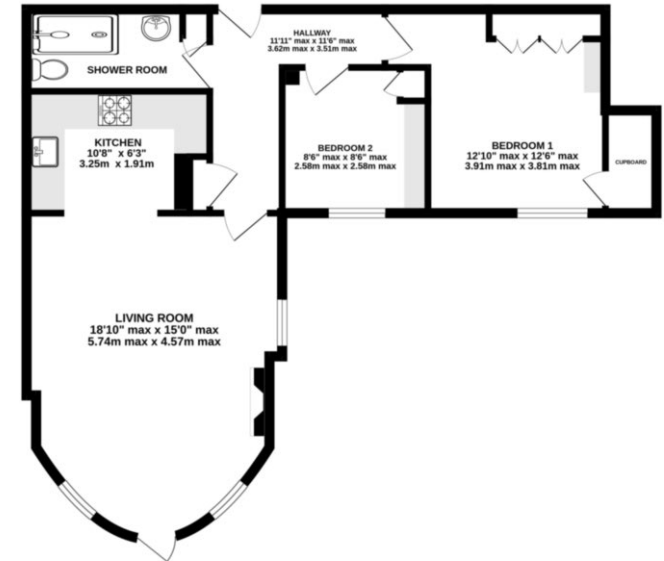
#### TOTAL FLOOR AREA

656 SQFT approx.

#### VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (61.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Not for planning purposes only.  
Made with Metaphor 10/20/21

#### KNUTSFORD OFFICE

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