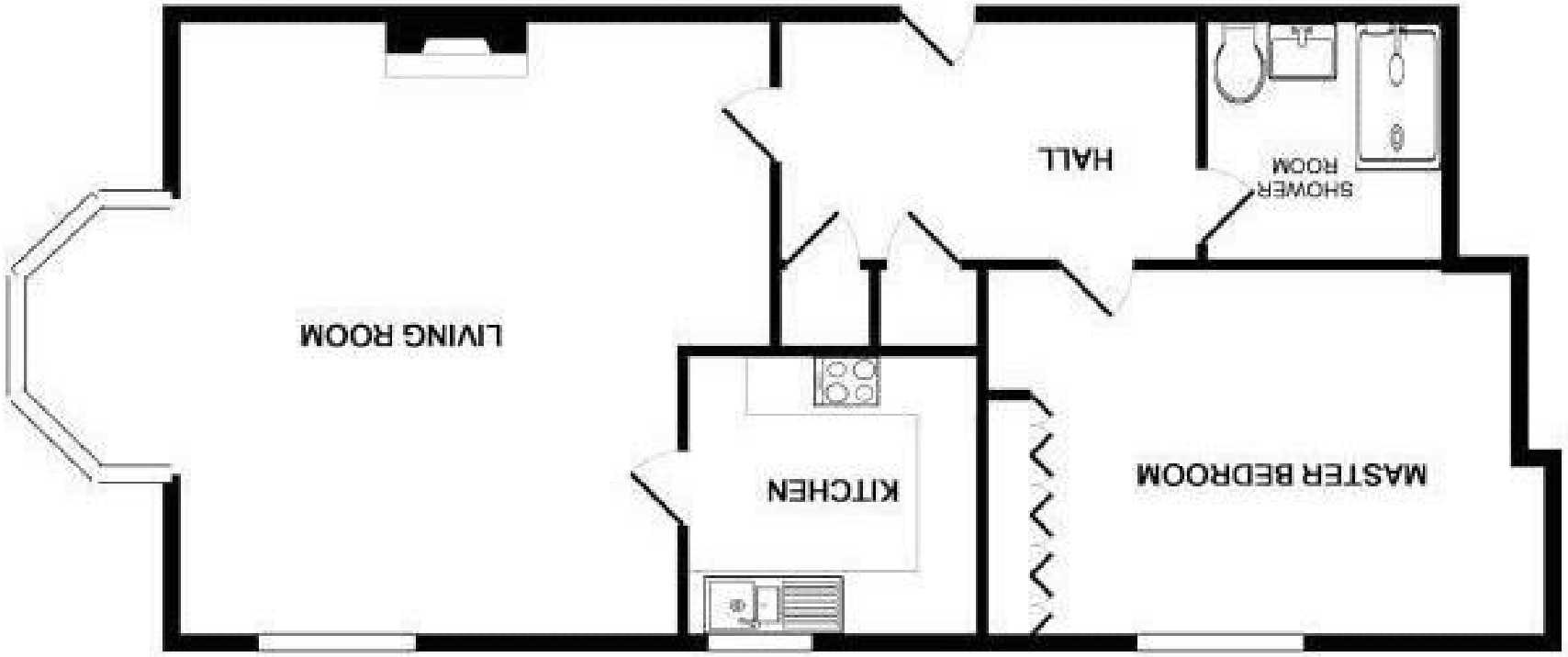


MISREPRESENTATION ACT 1967.  
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TOTAL APPROX. FLOOR AREA 64.0 SQ.M. (689 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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 **Wright Marshall**  
 Estate Agents

**£135,000**



**10 BARCLAY HALL HALL LANE  
 MOBBERLEY  
 KNUTSFORD  
 WA16 7DZ**

  
**COUNCIL TAX BAND: D**



No onward chain! Fantastic opportunity for someone with vision. If you're over 55 and you want a spacious apartment you can put your own stamp on in a beautiful location, this could be the perfect place!

A generous one bedroom apartment, forming part of an impressive country house development, situated in a lovely semi-rural location between Mobberley, Wilmslow & Alderley Edge. The property is situated on the first floor level at the rear of the building enjoying wonderful views over the developments formal gardens.

The development is served by excellent on-site facilities including a lift serving all floors and stands within lovely grounds which surround the hall. In addition, there is ample parking space for residents and their visitors, with the added benefit of an en-suite guest bedroom, plus a laundry and communal lounge.

#### Reception Hall

Wood effect vinyl flooring, wall mounted telephone intercom, built-in store cupboard and separate cupboard housing the hot water cylinder.

#### Living Room

A light and spacious reception room with an attractive bay window looking over the beautiful formal gardens, with a further window to the side elevation with secondary glazing and an ornamental fireplace housing a contemporary style glass fronted electric fire.

#### Kitchen

Fitted with a matching range of traditional style cabinets surmounted with granite effect worktops, incorporating a stainless steel 1 1/2 bowl sink unit and a four ring electric hob with a concealed extractor above and single electric oven below. Space for a fridge freezer. Windows to side elevation.

#### Double Bedroom

A large double bedroom with a side facing window and range of built-in wardrobes to one wall.

#### Shower Room

Fitted with a stylish suite comprising of a low-level WC and pedestal wash basin plus a fully tiled shower enclosure with electric shower over. Chrome ladder towel radiator and stone effect tiling to walls and tiled floor.

#### Tenure

We believe the tenure to be Leasehold.