

71 The Beeches

Mobberley



Andrew J Nowell
& Company



71 The Beeches, Warford Park, Mobberley, WA16 7RS

A charming two bedroom ground floor retirement apartment in this popular development in Mobberley.

- No onward chain
- 2/3 Bedrooms
- Ground Floor
- Parking

The Beeches forms part of the popular development of Warford Park. Consisting of townhouses and retirement apartments which occupy an idyllic rural position with stunning open views across the adjoining countryside.

71 The Beeches occupies a desirable ground floor position with its own separate access. The apartment offers spacious and versatile accommodation throughout.

Entrance hall, two double bedrooms, dining room/bedroom three, bathroom and open plan living dining kitchen with traditional units and integrated appliances.

There is a separate access from the living room which is conveniently located close to the apartments allocated parking space.

The development has immaculately maintained communal gardens and grounds along with a resident lounge with day-to-day activities and planned trips to nearby towns throughout the week. There is a laundry room for residents and a guest suite which can be booked out for





Mobberley has shops for day to day needs yet the more comprehensive centres of Alderley Edge, Wilmslow, Knutsford an within ten minutes' drive. These centres offer a good range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and intercity rail links are close at hand.

The property is offered for sale with no onward chain.

Important Information

What 3 Words – [///truck.bungalows.technical](http://truck.bungalows.technical)

Council Tax – E

EPC Rating – E

Heating: Electric Central Heating

Services: Electric, Water & Drainage

Parking: Allocated Space

Tenure – Leasehold – 118 years remaining
 Ground Rent – £150 per annum (approx.)
 Service Charge - £3,700 per annum (approx.)

Restrictions – There is a age restriction for residents of 55 years or older.

Flood Risk*: Very low risk of flooding

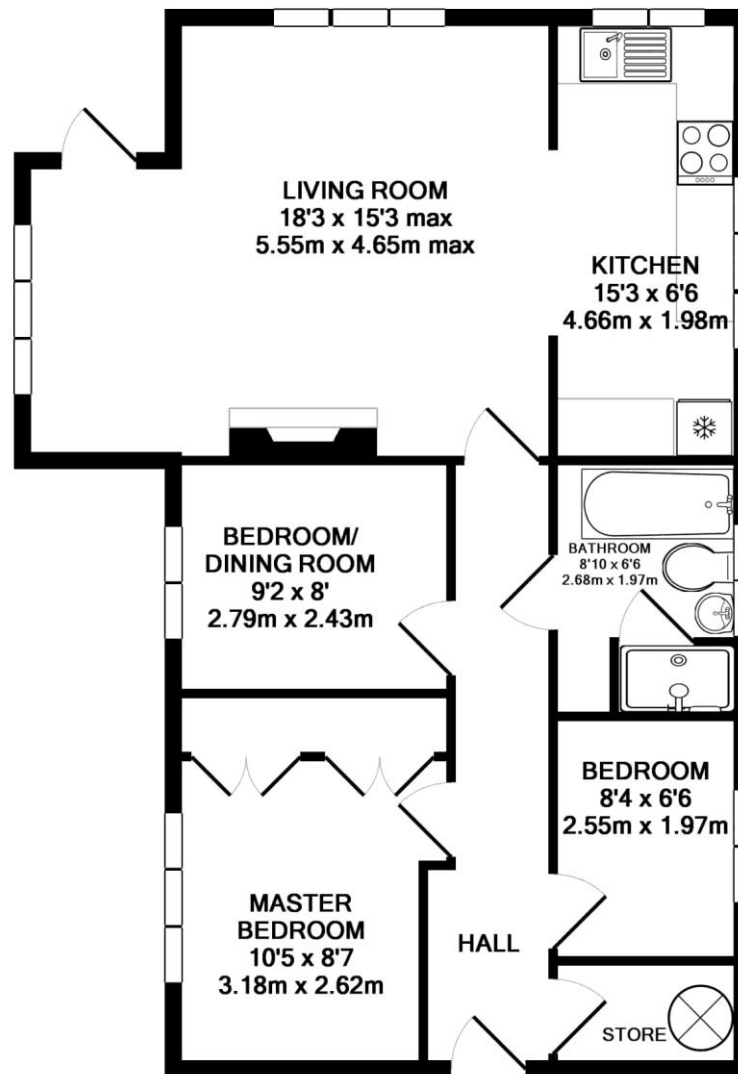
Broadband**: Superfast broadband available (FTTC)

Mobile Coverage**: Mobile coverage with EE. Limited to no coverage with Three, O2 & Vodafone.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

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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