

LEASEHOLD



Flat

# FLAT 23, THE OAKS FAULKNERS LANE, MOBBERLEY, KNUTSFORD, WA16 7RL

£130,000

## FEATURES

- Spacious second-floor retirement apartment
- Generous lounge overlooking landscaped communal gardens
- Large double bedroom with fitted wardrobes
- Lift access to all floors
- Well-appointed breakfast kitchen with integrated appliances
- Residents' lounge and communal laundry facilities



ACOBAS

# 1 Bedroom Flat located in Knutsford

Situated within the highly regarded Warford Park retirement development in the heart of Mobberley, this spacious and beautifully presented second-floor apartment offers comfortable, secure living exclusively for over 55s.

Call us on

01565 396 356

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Council Tax Band

D



560 SQ FT (APPROX.)

This floorplan is for illustrative purposes only. Measurements are approximate and not to scale. While every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 79      | 81                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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