

LEASEHOLD



Flat

FLAT 23, THE OAKS FAULKNERS LANE, MOBBERLEY, KNUTSFORD, WA16 7RH

£130,000

FEATURES

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



ACOBAS

I Bedroom Flat located in Knutsford

Enjoying pleasant views across the beautifully maintained communal gardens, the apartment is accessed via both lift and staircase and offers well-balanced accommodation throughout. The welcoming entrance hall provides excellent built-in storage, leading through to a generous lounge filled with natural light and enjoying an attractive outlook over the landscaped grounds.

The fitted breakfast kitchen is well equipped with a range of integrated appliances and ample storage, whilst the spacious double bedroom benefits from fitted wardrobes. Completing the accommodation is a well-appointed shower room finished to a modern standard.

Warford Park is renowned for its excellent resident facilities, creating a welcoming community environment. Residents have use of a spacious communal lounge, laundry room, beautifully maintained gardens, ample visitor parking and an on-site House Manager, providing peace of mind whilst allowing residents to maintain their independence. The development also benefits from a secure entry system and lift access to all floors.

Mobberley itself is one of Cheshire's most desirable villages, combining a peaceful semi-rural setting with excellent connectivity. Knutsford, Wilmslow, Alderley Edge and Manchester Airport are all within easy reach, whilst Mobberley railway station offers direct services towards Manchester and Chester. Local shops, village amenities and picturesque countryside walks are all close by, making this an ideal location for those seeking a relaxed yet well-connected lifestyle.

This superb apartment presents an excellent opportunity for those looking to downsize into a friendly retirement community without compromising on space, location or convenience.

CHESHIRE | 25 PRINCESS STREET, KNUTSFORD, CHESHIRE, WA16 6BW



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Call us on

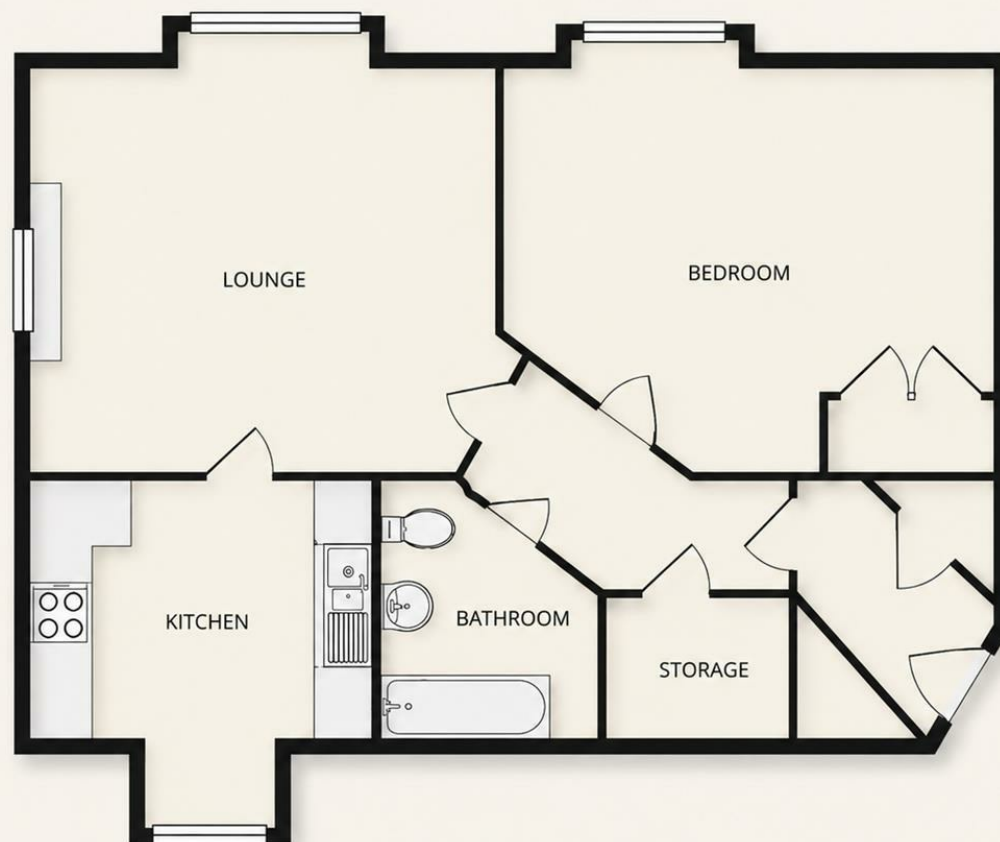
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Council Tax Band

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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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