







# Oak Cottage

## 7 The Oaks

### Warford Park, Faulkners Lane

Mobberley/Great Warford

A superb over-55s semi-detached bungalow in Warford Park with private entrance, garden, 2 double bedrooms, upgraded bathrooms, and access to communal facilities in landscaped grounds.

Council Tax band: E

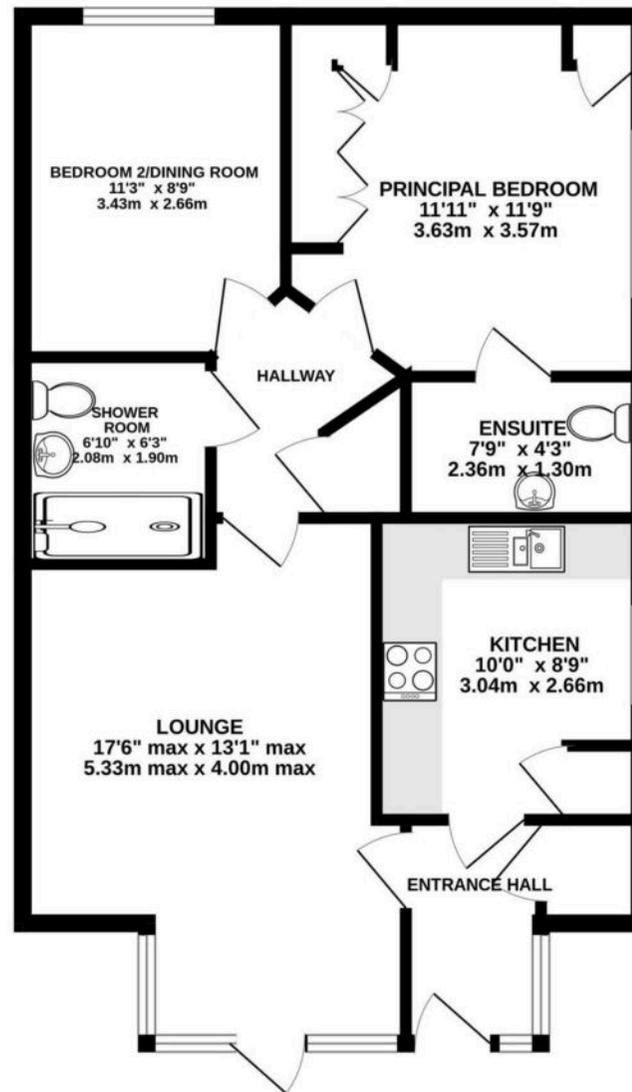
Tenure: Freehold

Service Charge: £379 Per calendar month

- Desirable position within the prestigious Warford Park development set in approximately 17 acres of landscaped grounds.
- Attractive semi-detached bungalow for the over 55's, offering independent living with the benefit of communal facilities.
- Recently improved with upgraded bathrooms, a full programme of redecoration and enhanced use of internal space.
- Impressive ceiling height throughout, creating a bright, airy and spacious feel.
- Two generous double bedrooms, including a principal bedroom with modern en-suite shower room.
- Convenient location close to Wilmslow, Knutsford and Alderley Edge, with excellent country pubs and amenities in nearby Mobberley.
- For the over 55's only



664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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