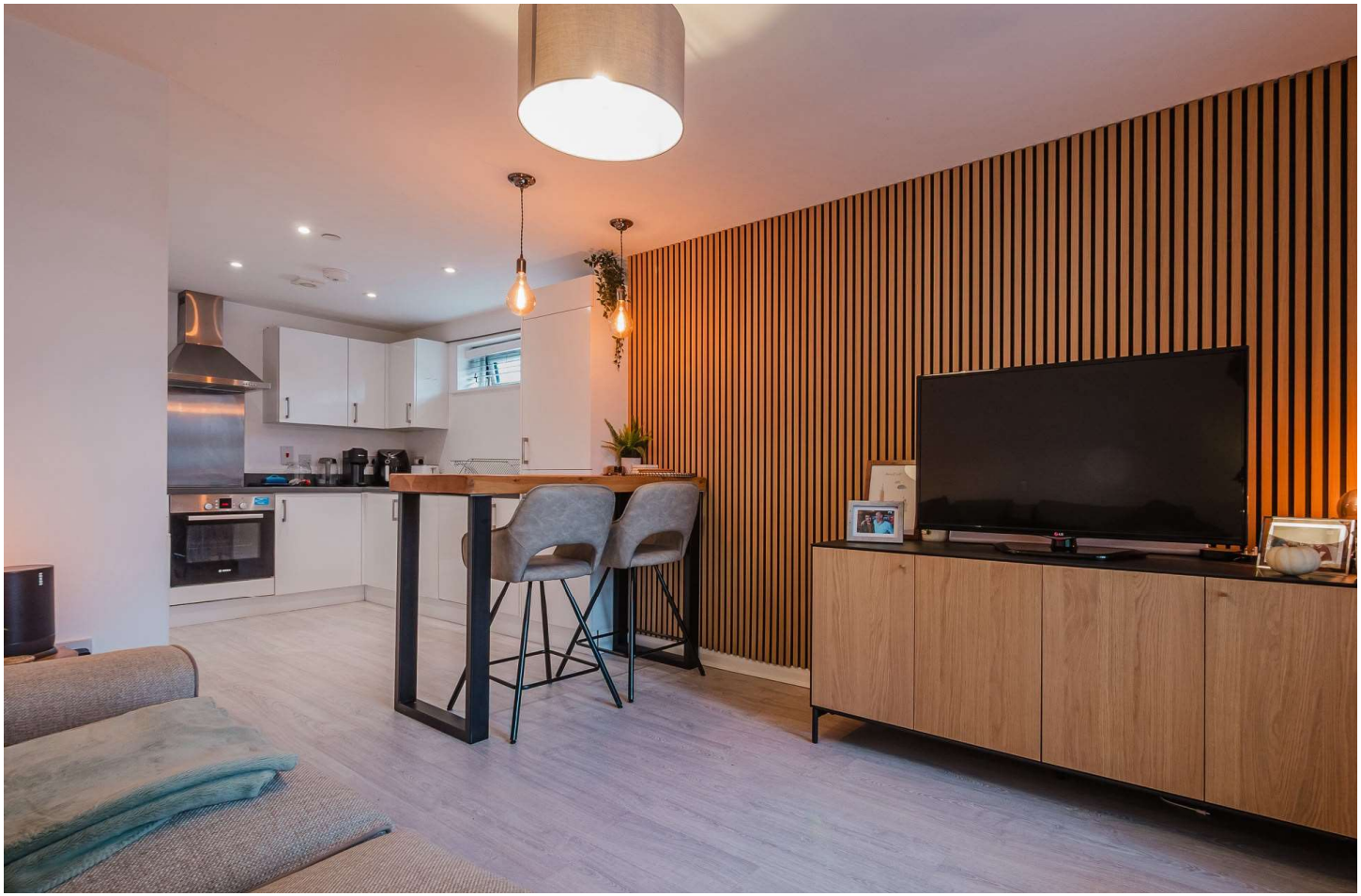


Knutsford

Five Oaks, Mobberley Road

IRLAMS of Knutsford



Knutsford, WA16 8ZF

Five Oaks, Mobberley Road

£215,000







The Property

This beautifully appointed two-bedroom ground floor apartment has been lovingly maintained and cosmetically improved by the current owners, offering bright, flexible and modern living accommodation throughout. An ideal home for a first-time buyer, downsizer or buy-to-let investor, the property occupies a quiet position, perfectly set back from the road enjoying a good degree of privacy. Particular mention must be made of the generous room proportions, including the stunning open-plan living, dining kitchen, complete with a range of integrated appliances, breakfast bar and bay window overlooking the communal green, allowing plenty of natural light to flood the space.

Externally, the property is approached via a communal car park, where it benefits from two allocated parking spaces, along with additional visitors parking. The development also enjoys well-maintained communal gardens, which can be enjoyed by all residents.

Directions

From Knutsford rail station head to the bottom of Adams Hill and follow the bend to the traffic lights. Turn left on to Hollow Lane and continue on to Mobberley Road. Proceed for approx. 1 mile and the property will be found on your left hand side shortly after Parkgate fire station.

- Modern ground floor apartment
- Short walk to Knutsford Town Centre
- Bright open-plan living dining kitchen
- Two bedrooms
- Stylish bathroom
- Two allocated parking spaces and visitor parking

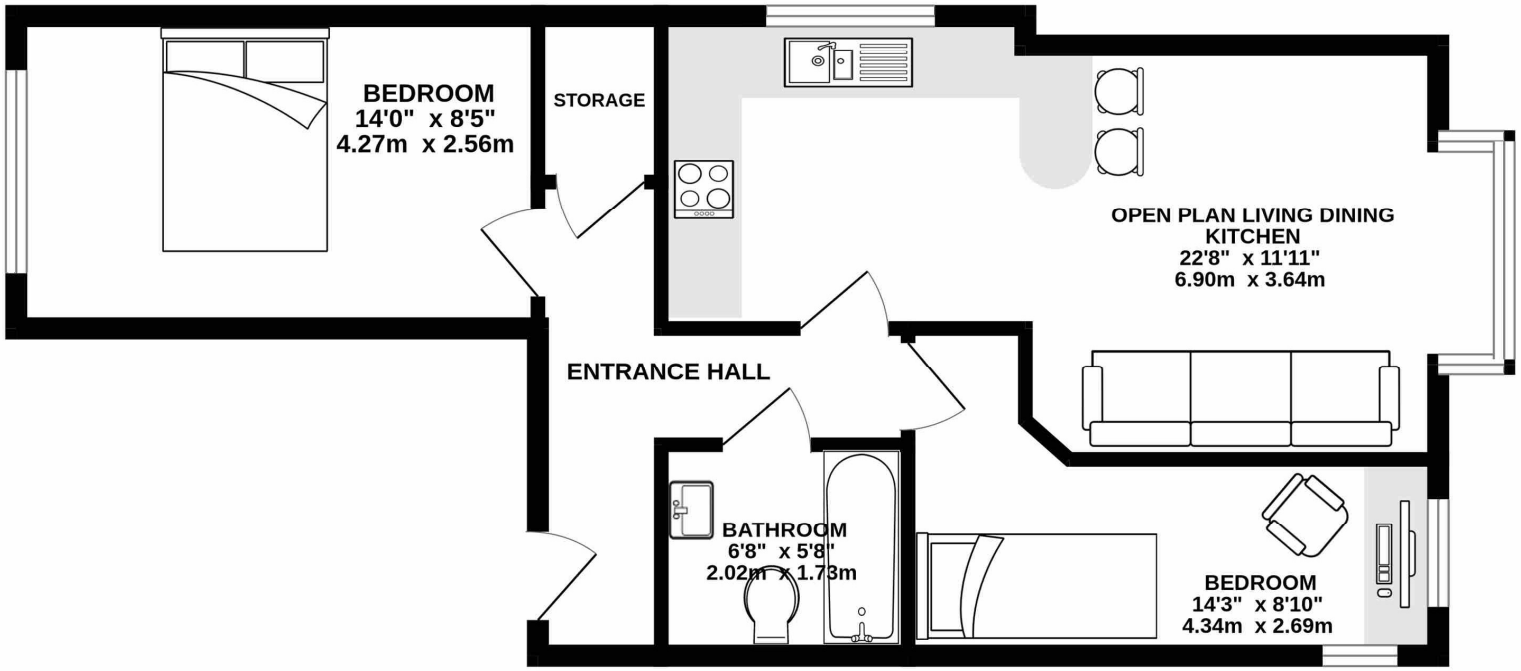
Postcode – WA16 8ZF
EPC Rating – B
Tenure – Leasehold – 999yrs from 2018
Ground Rent & Service Charge – £338.00 per quarter
Local Authority – Cheshire East
Council Tax – Band C







GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



103 King Street, Knutsford, Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

IRLAMS of Knutsford