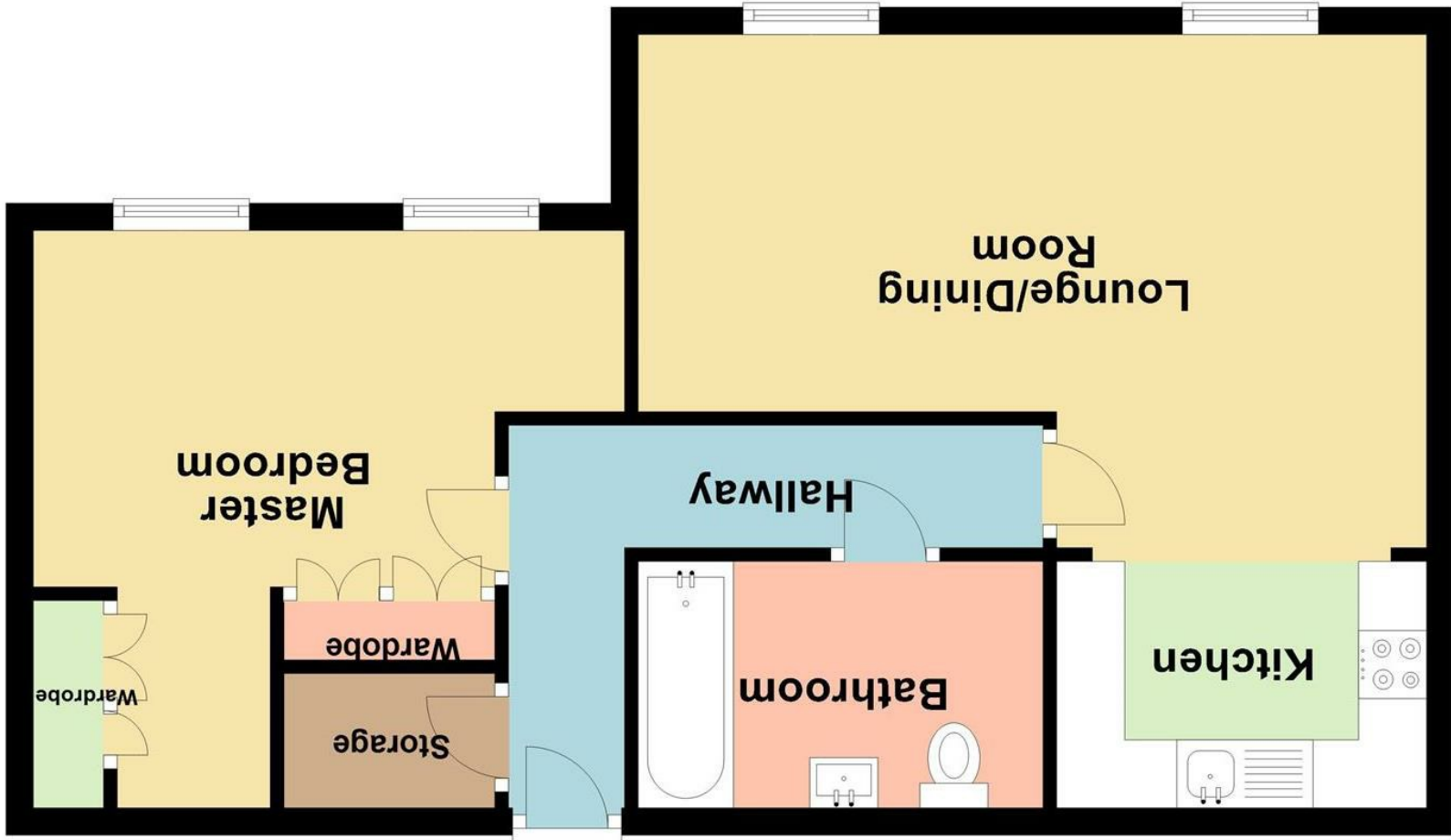


MISREPRESENTATION ACT 1967.
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants 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.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

www.wrightmarshall.co.uk
 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

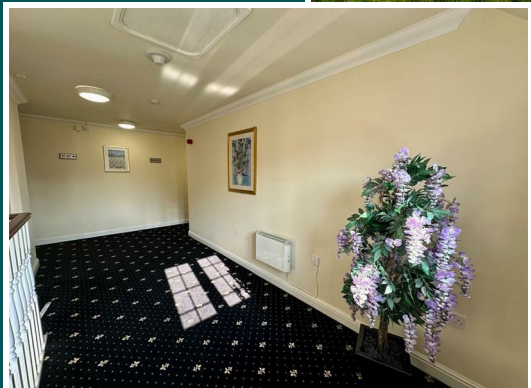
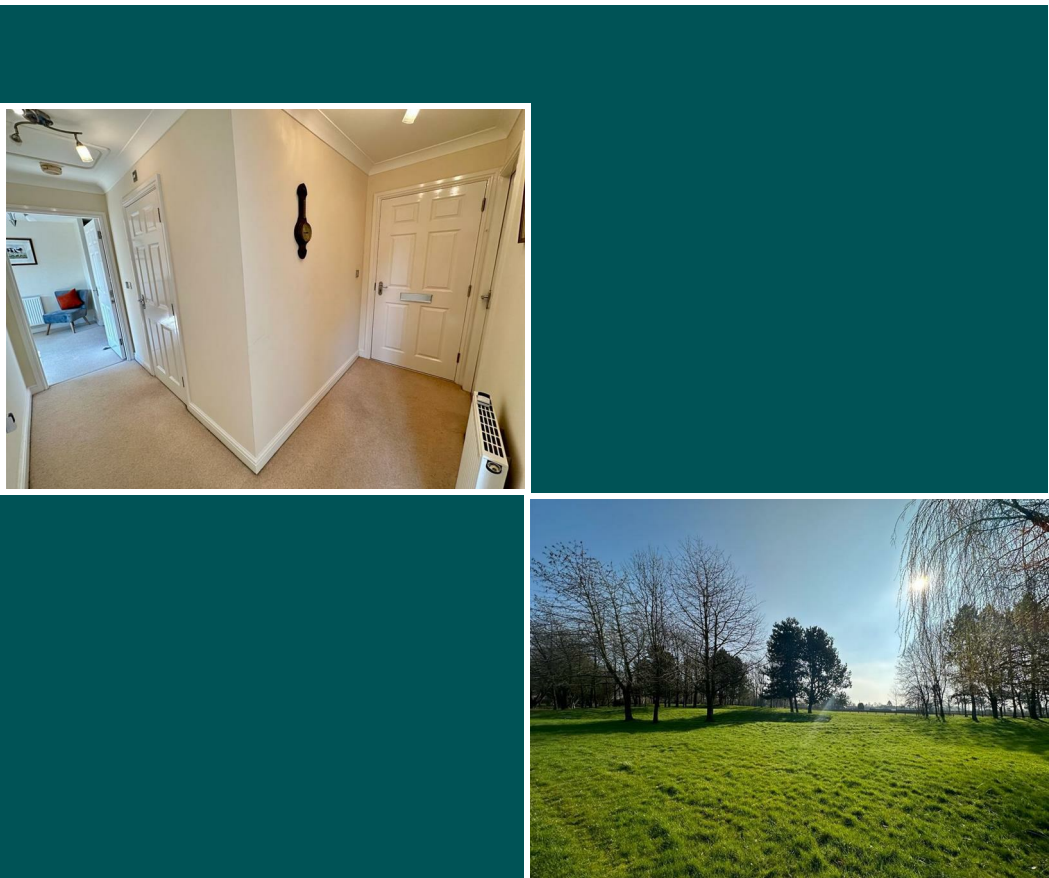
Total area: approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
 Approx. 0.0 sq. metres (0.0 sq. feet)



OFFERS IN THE REGION OF £129,000



87
 THE BEECHES FAULKNERS
 LANE
 MOBBERLEY
 KNUTSFORD
 WA16 7RS

1 Bed 1 Bath 1 Living Room 1 Kitchen B

COUNCIL TAX BAND:



DESIGNED AS A TWO BEDROOM, CONVERTED TO A ONE BEDROOM. OPEN PLAN LOUNGE DINING ROOM. WELL PRESENTED THROUGHOUT. NO ONWARD CHAIN. OVER 55's

This property offers a comfortable and modern living space with plenty of natural light and a spacious layout. The modern 'L' shaped open-plan lounge, kitchen and dining area creates a versatile space for relaxation and entertaining. The living room and master bedroom enjoy far reaching views of the communal gardens.

The generously sized master bedroom, with its fitted wardrobes and dressing table, offers both style and practicality. The bedroom is served by a modern three-piece bathroom.

Additionally, the apartment's location on the second floor with lift access provides ease of mobility. The sense of community within the development and the communal gardens offer opportunities for socialising and enjoying the outdoors.

This property is offered to the market with NO ONWARD CHAIN.

Entrance Hallway

Lounge / Dining Room

Kitchen

Master Bedroom

Family Bathroom

Outside

Communal Gardens

Tenure

We believe the tenure to be Leasehold.
Lease term approximately 150 years with 118 remaining.
Ground rent £172.22pa.
Service charge approximately £3700pa.