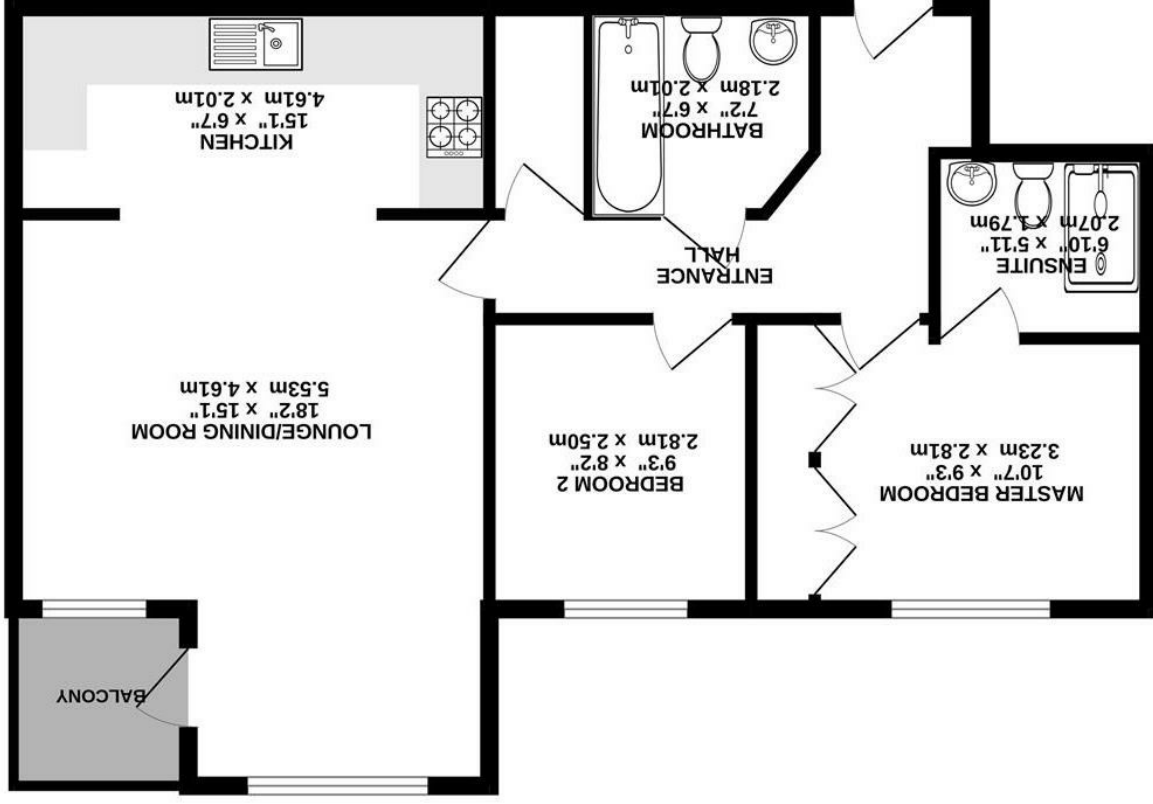


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.

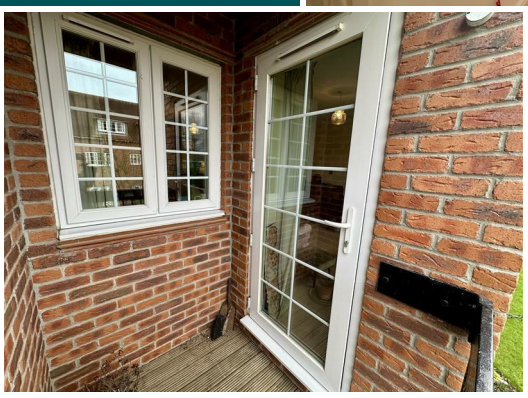
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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718 sq.ft. (66.7 sq.m.) approx.



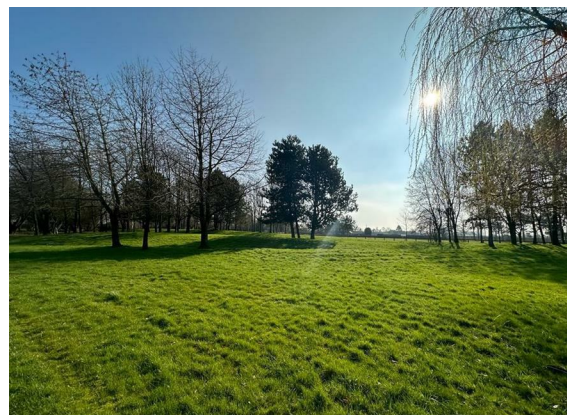
OFFERS IN THE REGION OF £120,000



**75 THE BEECHES FAULKNERS
 LANE
 MOBBERLEY
 KNUTSFORD
 WA16 7RS**

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COUNCIL TAX BAND: E



TWO BEDROOMS TWO BATHROOMS, SPACIOUS LOUNGE DINING ROOM, FULLY FITTED KITCHEN, ALLOCATED PARKING SPACE, OVER 55'S, RETIREMENT VILLAGE, NO ONWARD CHAIN.

Located on the first floor with both stairs and lift access, this spacious two-bedroom apartment is offered to the market with NO ONWARD CHAIN.

Upon entering the apartment is a central hallway with all rooms off as well as recessed storage and the airing cupboard. There are two bedrooms, with the Master benefiting from fitted wardrobes and a three-piece ensuite shower room. Bedroom two is served by the main bathroom. Telephone points are also conveniently located in the living room and main bedroom.

The property benefits from a spacious open plan kitchen, living and dining area. The kitchen is fully fitted with a range of appliances. A further benefit to the property is the balcony, accessed from the living room, providing views of the well maintained communal gardens.

Externally, the property includes a reserved parking space and is situated on the highly desirable Warford Park. All communal areas are well maintained and offer several seating areas for relaxation and socialising. Warford Park benefits from a weekly bus service, which runs throughout the site, providing easy access to Knutsford and other local amenities.

The property is available for over 55's only, with the service charge including maintenance of the buildings, grounds and communal areas, buildings insurance and the Tunstall emergency call system; available 24 hours a day.

The property will be fully cleared by the vendor prior to completion.

ENTRANCE HALL

LOUNGE/ DINING ROOM

KITCHEN

BEDROOM ONE

ENSUITE BATHROOM

BEDROOM TWO

SHOWER ROOM

TENURE

We understand the tenure to be leasehold
999 years from 2003
Service charge £3000 pa
Ground rent £172 pa