

15 Badgers Croft

Town Lane, Mobberley WA16 7GZ



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 **Stuart
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& COMPANY

 **The Property
Ombudsman**

A high specification two bedroom ground floor apartment on a popular small development in the heart of Mobberley village

Completed by Merepark Homes in 2008, this ground floor high specification apartment offers well presented accommodation with excellent quality fixtures and fittings, incorporating oak style floors and doors, and attractive gloss kitchen with a full range of integrated appliances, and two bathrooms with contemporary white suites by Villeroy and Boch. The apartment forms part of a small development of just four apartments and eight town houses and is situated in the heart of the village adjacent to the excellent small shopping area.

Mobberley village is a popular and convenient location with various day-to-day shopping facilities and has a Post Office, Doctors and Veterinary Surgery. Whilst the village benefits from some lovely surrounding countryside and a number of very well regarded pubs and restaurants it is conveniently located between Knutsford, Wilmslow and Alderley Edge and commuting from here to the City Centre and the Airport is easy.

Directions From our offices on King St, pass under the railway station and turn left onto Brook Street, proceeding to the lights and turning left towards Mobberley. Once into Mobberley Village past the shopping parade where Badgers Croft can be seen on the right hand side.

Communal Ground Floor Entrance Hall

Private Front Door to:

Entrance Hall Oak style flooring, wall fixed telephone intercom.

Open-plan Lounge/Kitchen Two windows overlook the front, oak style floor. Open to

Kitchen An extensive range of high gloss cream coloured units with contrasting worksurfaces incorporating a stainless steel sink unit, range of integrated appliances including oven, hob, extractor fan, microwave, fridge, freezer and dishwasher.

Bedroom One Window overlooks the rear. Built-in double wardrobe. Door to **En-suite Shower Room** Oversized shower cubicle with wall-mounted thermostatic shower, wall hung wash hand basin with mixer tap, concealed cistern wc, heated towel rail and tiled walls and floor.

Bedroom Two Window overlooks the rear.

Bathroom Contemporary suite in white with fully tiled walls and floor. Bath with mixer tap and shower attachment over with fitted shower screen, concealed cistern wc, wall hung wash hand basin, and towel rail.

Externally There is allocated off-road parking for one car.

Guide Price: £285,000

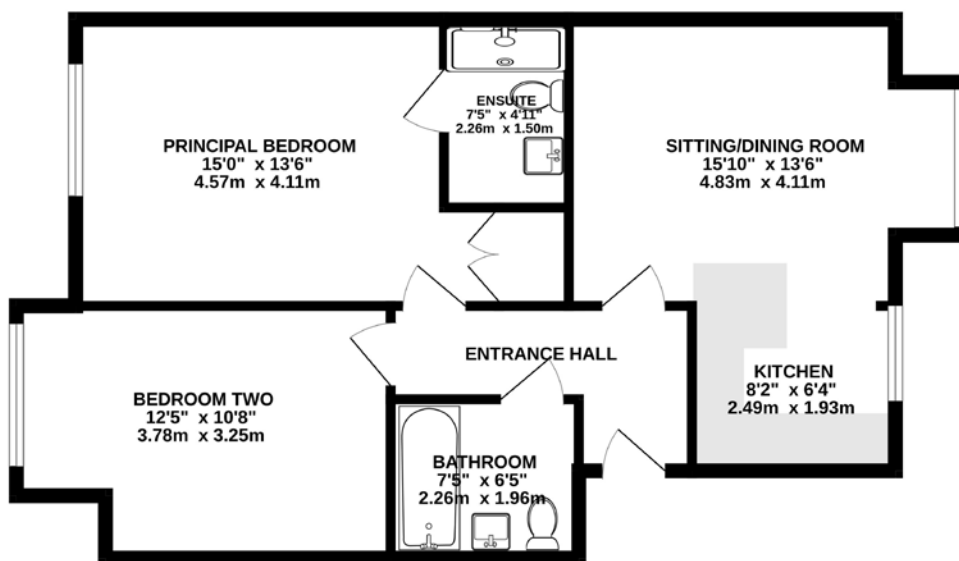
Leasehold - 999 year lease from 2001 (977 remaining)

Service charge - around £120 per month

Ground rent - £200 per annum

No onward chain

708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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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