



*jordan fishwick*

Apt 21 Barclay Hall, Hall Lane, WA16 7DZ

Offers over £230,000





## Barclay Hall Mobberley WA16 7DZ

Offers In Excess Of £230,000



Set within an attractive country house conversion this two double bedroom ground floor apartment for over 55's enjoys private access and is set within a charming rural setting within extensive managed grounds (approx five acres). This enchanting rural location on the edge of Mobberley is convenient for Knutsford, Wilmslow and Alderley Edge. Barclay Hall offers a wonderful living experience in a peaceful and scenic rural location. The living accommodation has been attractively modernised over recent years and offers over 650 square feet and is ready for immediate occupation. Entering from the attractive courtyard, the wide entrance hall connects the majority of the rooms including the generous principle bedroom, modern fitted shower room, additional double bedroom which could be used as an office or dining room and the lounge/diner. The wonderful bay fronted lounge/diner enjoys French doors opening out to a patio with views to the beautiful grounds and has ample space for lounge and dining furniture. The contemporary kitchen is accessed off the living space and includes refitted attractive wall and base units with 'Silestone' work surfaces, and 'Karndean' flooring and various 'Bosch' appliances. Other recent additions include 'Axminster' carpets, reinforced external insulation, modern electric wall heaters and USB sockets. The amenities provided by Barclay Hall are impressive, particularly the sprawling grounds and communal spaces like the library, laundry room and reading room. Free parking and guest accommodation are also great benefits for residents and their visitors. Overall, Barclay Hall offers a comfortable and enjoyable lifestyle for its residents, with a range of amenities to suit different interests and needs especially those needing wheelchair access or of reduced mobility. A fantastic property for those who want to live in a historic building with character and charm.



## Private Entrance

### Entrance Hallway

Access to the living room, bedrooms and bathroom. Wall mounted electric heater.

### Lounge / Diner

16'11" x 14'2"

A spacious and well presented living and dining room with access to the kitchen. There are a set of French doors leading to an outdoor patio area and the communal gardens. Feature fireplace, tv point and decorative cornice.

### Kitchen

8'9" x 7'1"

A stunning high gloss fitted kitchen with fitted wall, base and drawer units and complementary white work surfaces with splashback. There are internal carousel space saving 'lazy Susan's'. Space for a fridge freezer and an integrated double oven and electric four ring hob. Window to the rear aspect.

### Bedroom One

14'0" x 13'8"

A well proportioned double bedroom with views to the rear aspect and communal gardens via two windows. Decorative cornice.

### Bedroom Two

9'3" x 8'9"

A well proportioned double bedroom with views to the front aspect and courtyard. Decorative cornice.

### Shower Room

7'11" x 6'7"

A stunning shower room with three piece white suite. Low Level W.C. Wash basin within a vanity unit. Walk in shower area with shower screen and shower over with fully tiled splashback. Wall light. Tiled floor.

### Outside

Stunning communal gardens.





- Over 55's Apartment Complex
- Private Entrance to Apartment
- Ground Floor
- Patio area
- Two Double Bedrooms
- Stunning Kitchen
- Rural Setting
- Historic Building
- Residents Parking
- Extensive Grounds



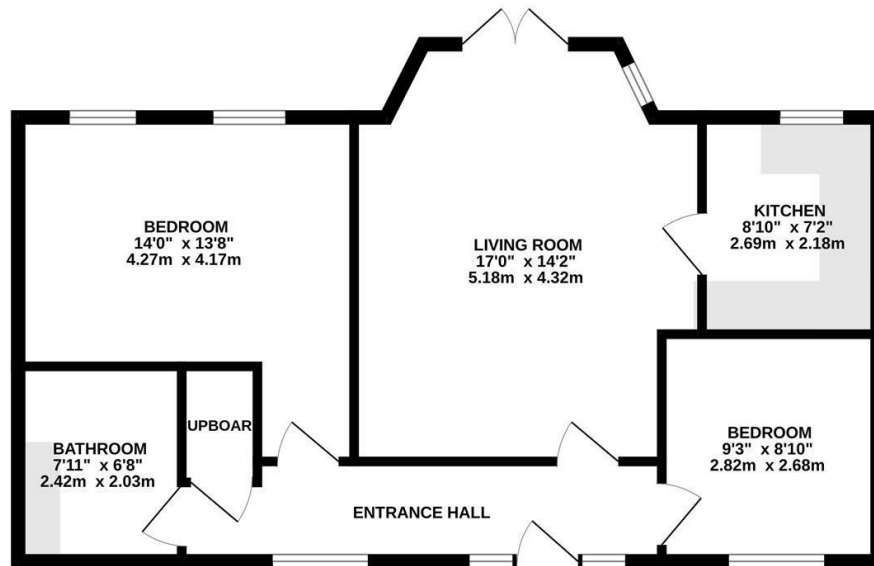
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Hidden Benefits of living at 21 Barclay Hall - NO CHAIN

GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1. Free car parking – for residents and guests saving ca. £700 pa
2. Use of the grass and grounds – restricted in other similar local places Plenty of chairs and tables around, most lovingly restored by residents.
3. Beautiful Gardens – Maintained frequently, to be enjoyed daily and graced with beautiful views.
4. All property has 10 year maintenance plan, spreading costs evenly across existing owners and new ones.



5. Monthly social meetings in the hall (snacks & drinks, bridge & cards, or films, alternative health day)
6. Yearly Summer barbecue (weather permitting)
7. Christmas Eve Drinks and New Year Eve sing song
8. Weekly free bus to shops
9. Live in historic building that with amazing facts
10. Communal Library and reading room with toilet.
11. Guest room for overnight / weekend visitors available to book
12. Wash room with 2 clothes washing machines and 2 dryers saves space in your apartment.
13. Shops are close. Below the distance and times by Google maps:



Name	Town	miles	Car	Walk / cycle
Co op	Mobberly	1.2	4 mins	23 mins
Aldi	Knutsford	3.4	8 mins	72 / 22
Booths	Knutsford	3.7	10 mins	73 / 23
Sainsbury's Local	Knutsford	3.9	11 mins	72 / 22
Sainsbury's large	Wilmslow	3.7	11 mins	74 / 20
Waitrose	Wilmslow	4	12 mins	83 / 22

14. Peaceful, tranquil or social environment
15. Safer since all properties are served by electricity only (competitive prices from U-switch / Flipper);
16. Issues with using gas concerns such as explosions and fire are eliminated
17. Service fees is one of the lowest in the region.
18. Apartment 21 with 2 beds, private entrance and French door access to the garden **NO CHAIN**



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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