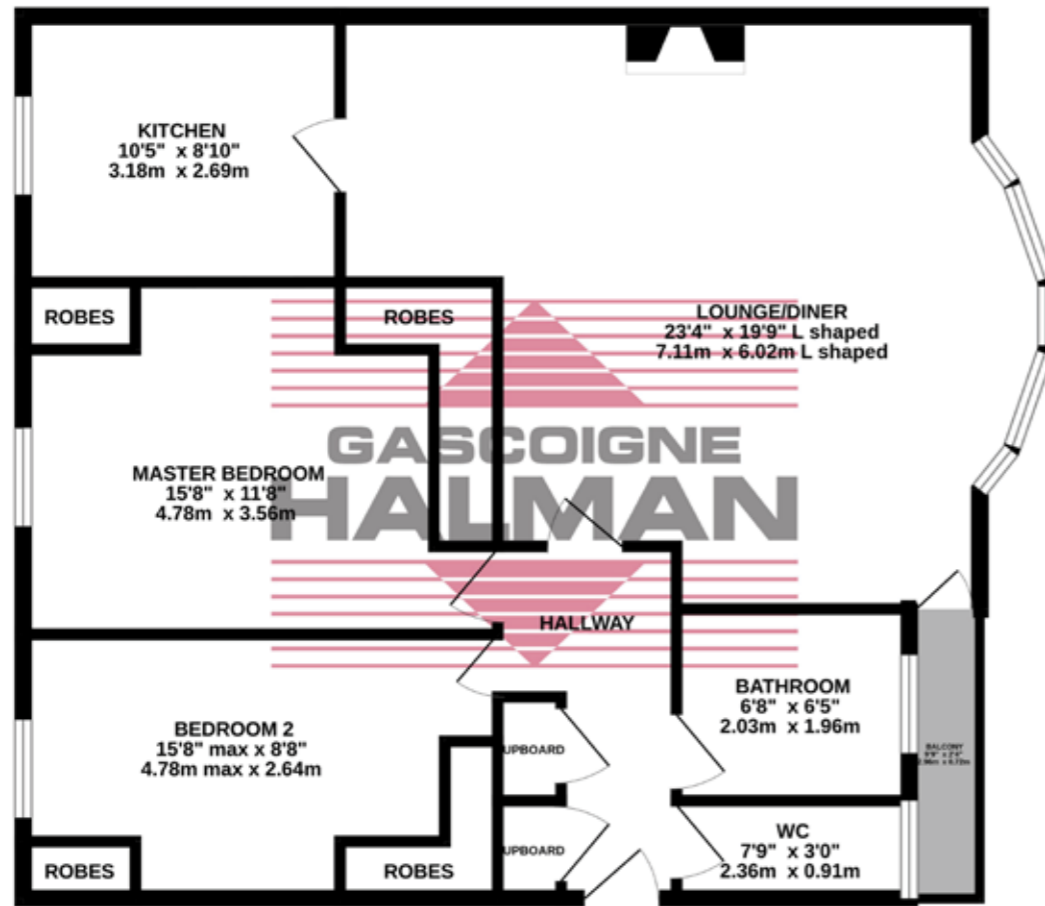


GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.

**11 LAWNFIELD COURT**  
Warren Close, Bramhall  
**£315,000**



TOTAL FLOOR AREA: 937 sq.ft. (87.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) 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; (ii) 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 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Situated in an excellent location close to Bramhall Park and the tennis club, a superbly presented 2 double bedroom, second floor apartment including a south-easterly facing balcony, lovely well-tended communal gardens and a garage.

Bramhall  
9, Ack Lane East, BRAMHALL SK7 2BE  
0161 439 5555 | bramhall@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- Presented to a high standard throughout
- 2 generous double bedrooms
- Impressive L-shaped lounge over 23' in length
- Close to Bramhall Park and Tennis Club

- Single garage
- Extensively fitted kitchen with quartz worktops
- South-easterly facing balcony
- Lovely well-tended gardens

**£315,000**

**11 LAWNFIELD COURT**

Warren Close, Bramhall



Lawnfield Court is situated in an excellent location off Warren Close, close to Bramhall Park and overlooking Bramhall Park tennis club. This popular development is located in a desirable location and enjoys well maintained communal gardens. This particular apartment is situated on the second floor and enjoys views over the tennis club and enjoys a south-easterly facing balcony. The accommodation is superbly presented to include an impressive L-shaped lounge/dining room which is over 23' in length with a bow window and access to the balcony. The kitchen is extensively fitted with an excellent range of units including quartz worktops and built-in appliances. There are two generous double bedrooms, both with fitted wardrobes and the bathroom features a walk-in

shower room with modern contemporary tiling including a WC in addition to a separate WC. The apartment is presented to an excellent standard throughout with uPVC double glazing and a high standard of decoration and the window configuration allows for a bright and airy feel. The apartments include well-maintained communal grounds and a garage located in a block to the side of the apartment.

**LOCATION**

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the

Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

**DIRECTIONS**

Leaving Bramhall in a northerly direction along Bramhall Lane South continue to the Bramhall Park roundabout bearing first left into the continuation of Bramhall Lane South. Take the first turning on the left into Bramhall Park Road, following the road round bearing to the left leading back towards the park, turning right into Warren Close and following the road to the top of the cul-de-sac where Lawnfield Court can be seen straight ahead. The garage can be seen to the left and the

front door for this particular apartment can be found in the block to the right.

**TENURE**

Leasehold - Peppercorn ground rent - Service charge of £300 per quarter

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Council Tax Band D

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**