



**GASCOIGNE  
HALMAN**

Clysbarton Court, Bramhall Park Road, Bramhall  
**Offers Over £300,000**

THE AREA'S LEADING ESTATE AGENCY





This superb development is situated in an excellent location adjacent to Bramhall Park with its recreational playground and beautiful formal gardens. Bramhall Park Lawn Tennis Club is a short walk away as is Bramhall Park Golf Club. This superbly presented two double bedroom ground floor apartment offers a lovely position within the development and reveals a private balcony overlooking beautifully kept gardens. There is also residents parking and a single garage for additional convenience.

## Property details

- Superbly Presented Two Double Bedroom Ground Floor Apartment
- Less Than Five Minutes Walk to Bramhall Park with it's Recreational Facilities Along with Bramhall Park Gold Club a Short Distance Away
- Private Balcony Overlooking Well Maintained Communal Gardens
- Lovely Open Plan Lounge Dining Room Over 28ft in Length
- Residents Parking Along with Single Garage for Additional Convenience
- Modern Fitted Kitchen with The Full Range of Integrated Appliances





## About this property

Clysbarton Court is a highly regarded development of prestigious apartments situated in an excellent location within easy walking distance to Bramhall Park. Built in the 1960s, the communal areas are light and spacious. The development has undergone a regular program of maintenance and improvements over the years.

This particular apartment enjoys a highly convenient location on the ground floor and enjoys a private balcony. The accommodation is extremely well presented throughout and features a bright and airy open plan lounge dining room which is over 28' in length in addition to a fully fitted breakfast kitchen with a range of integrated appliances including a fridge-freezer, oven and hob, washing machine and a dishwasher

An inner hall divides the bedroom accommodation which features two double bedrooms, both of which have built-in storage. The bathroom is fully tiled and features a 3-piece-suite with a shower bath with a thermostatically controlled power shower.

UPVC double glazing is installed, whilst heating is provided by a way of storage heaters on an economy meter and the apartments are particularly well cared for with excellent communal grounds including the garage block. Presented to an excellent standard throughout, we would strongly recommend a thorough inspection to appreciate the spacious room sizes and high standard of presentation on offer.











## DIRECTIONS

SK7 3NP

## COUNCIL TAX BAND

C

## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to cabinet

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

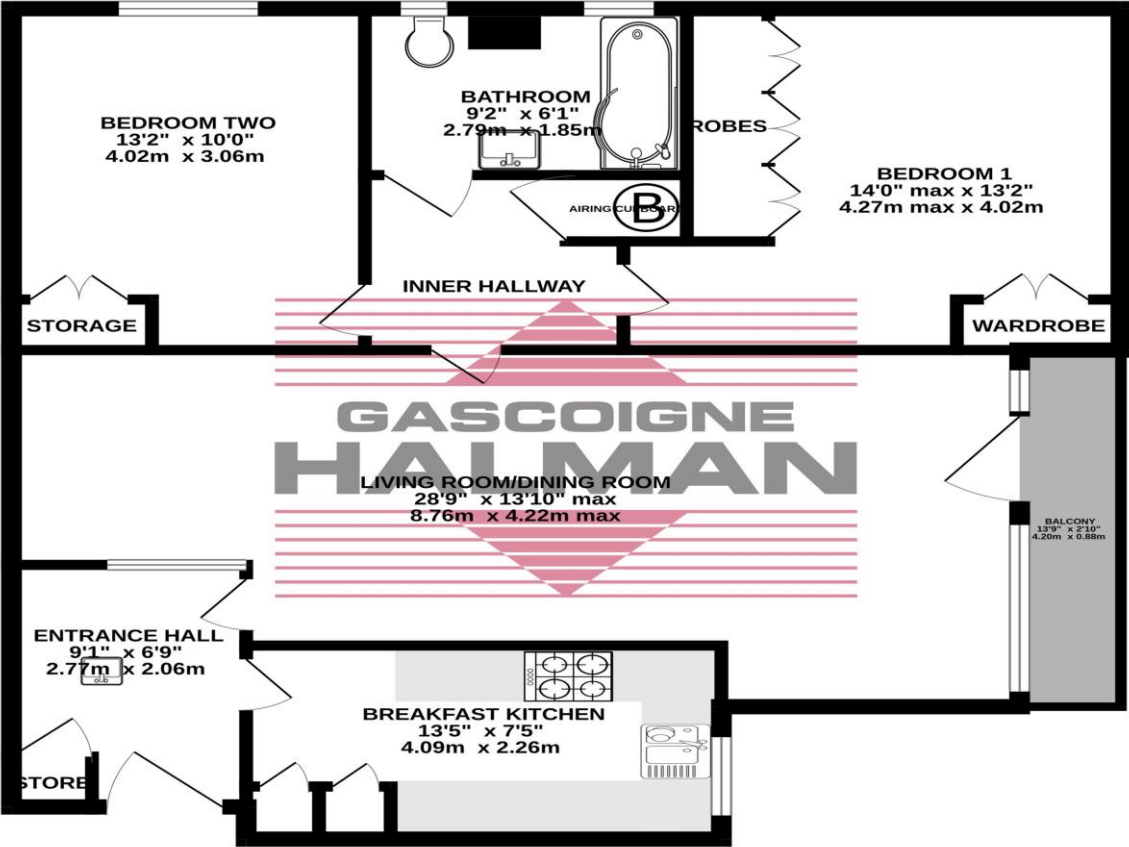
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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