



**GASCOIGNE
HALMAN**

Pine Court, Warren Close, Bramhall
£346,000.00

THE AREA'S LEADING ESTATE AGENCY



This magnificent first floor apartment enjoys an elevated position overlooking Bramhall Park Lawn Tennis Courts. The apartment is positioned in a highly desirable residential location just off Bramhall Park Road and offers easy access to Bramhall Park and its outstanding gardens and recreational facilities. This three bedroom apartment provides an abundance of living accommodation with a modern and contemporary finish throughout.

Property details

- Superbly presented first floor apartment
- Impressive lounge over 23' in length
- Stunning, well-maintained communal gardens
- Three good sized bedrooms
- South-westerly balcony overlooking the tennis court
- uPVC double glazing and underfloor heating
- Modern fitted kitchen with a host of appliances
- Garage forming part of communal block



About this property

Pine Court is situated in an excellent location within close proximity to Bramhall Park and the tennis club. This first floor apartment is located within a popular development and is surrounded by lovely, well-tended communal gardens. The apartment has the added benefit of a garage which forms part of a communal block. On entering, there is a spacious hallway which includes built-in storage and access to three good size bedrooms, two of which have built-in wardrobes, all served by a fully tiled bathroom fitted with a 3-piece-suite and separate WC. The impressive L-shaped lounge is over 23' in length with feature electric fireplace and has access to the south-westerly facing balcony which overlooks the well-tended communal gardens and the tennis court. The modern kitchen is fitted with an excellent range of units and appliances including a built in oven, microwave and induction hob. The apartment is superbly presented and has the added benefit of uPVC double glazing and underfloor heating in addition special mention must be made of the high standard of decoration throughout and must be viewed to be appreciated.





DIRECTIONS

SK7 3LH

COUNCIL TAX BAND

D

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	71 C	71 C
55-68	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 the premises

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?

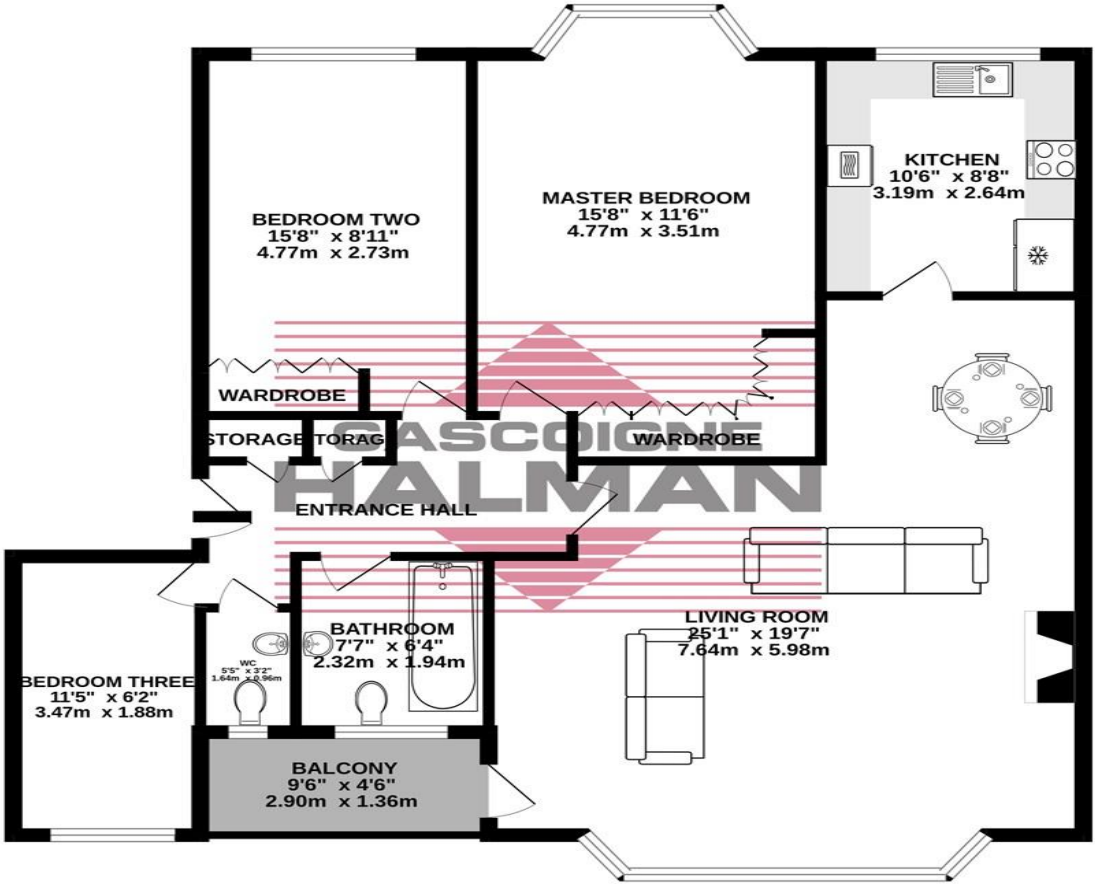
Yes

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR





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