



**GASCOIGNE  
HALMAN**

Sir Barnes Wallis House, Richards Street, Woodford  
**£415,000.00**

THE AREA'S LEADING ESTATE AGENCY







This exciting modern development forms part of the highly desirable Redrow complex which offers convenient transport links and amenities on the doorstep. There is an excellent community feel within Woodford and being able to enjoy this semi-rural location within the countryside will appeal to a variety of buyers. Bramhall village is only a short distance away as is the shopping centre at Handforth dean as well as Manchester Airport. This wonderful development offers a high specification finish inside and out and with two bathrooms and two bedrooms along with an open plan kitchen family, complete with balcony, this stylish apartment will suit a variety of buyers.

## Property details

- Luxury Ground Floor Apartment With Balcony & Bi-Folding Patio Doors
- Superb Redrow Development with Ample NHBC Warranty Remaining
- Secure Electric Gated Courtyard Development with Single Detached Garage
- Excellent Open Plan Kitchen Living Dining Area with Ample Light Flooding Into
- Lift Access Available to All Levels For Additional Convenience
- Underfloor Heating Throughout The Apartment With A High Specification Finish To Both Bathroom



## About this property

Welcome to this modern and stylish and spacious ground floor apartment located on the highly acclaimed Redrow Development in Woodford. On approaching the development you are greeted with a majestic entrance with double electric gates for vehicular access as well as various secure gated pedestrian entrances. The beautiful communal gardens are immediate noticeable and the garages are superbly aligned across the back of the development. The large communal hallways promote an inviting atmosphere and lift access is available for additional convenience. This ground floor apartment is easily accessible and only shares a communal hallway with one other apartment. The hallway to the apartment itself displays a wide entrance and there is even space for a home office area if needed. There is useful storage cupboard and a utility cupboard which offers space for various day to day appliances. The family bathroom offers a contemporary decor and is positioned just off the hallway. Both double bedrooms are well proportioned with the master bedroom offering a range of high spec Hammonds fitted wardrobes and a delightful modern en-suite. The open plan kitchen family room provides a wonderful and comfortable entertaining space for fiends and family and there is ample space for dining and relaxing. The apartment is equipped with underfloor heating throughout, ensuring a cozy environment. There is a covered balcony which can be enjoyed all year round and also displays enjoyable views over the communal gardens. Situated within the prestigious Redrow development, this apartment comes with the added benefit of ample NHBC warranty remaining, providing peace of mind to the discerning buyer. The property is part of a secure electric gated courtyard development, offering both privacy and security, along with a single detached garage for convenient parking.







## DIRECTIONS

SK7 1AU

## COUNCIL TAX BAND

E

## 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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Underfloor Heating

## 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?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

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

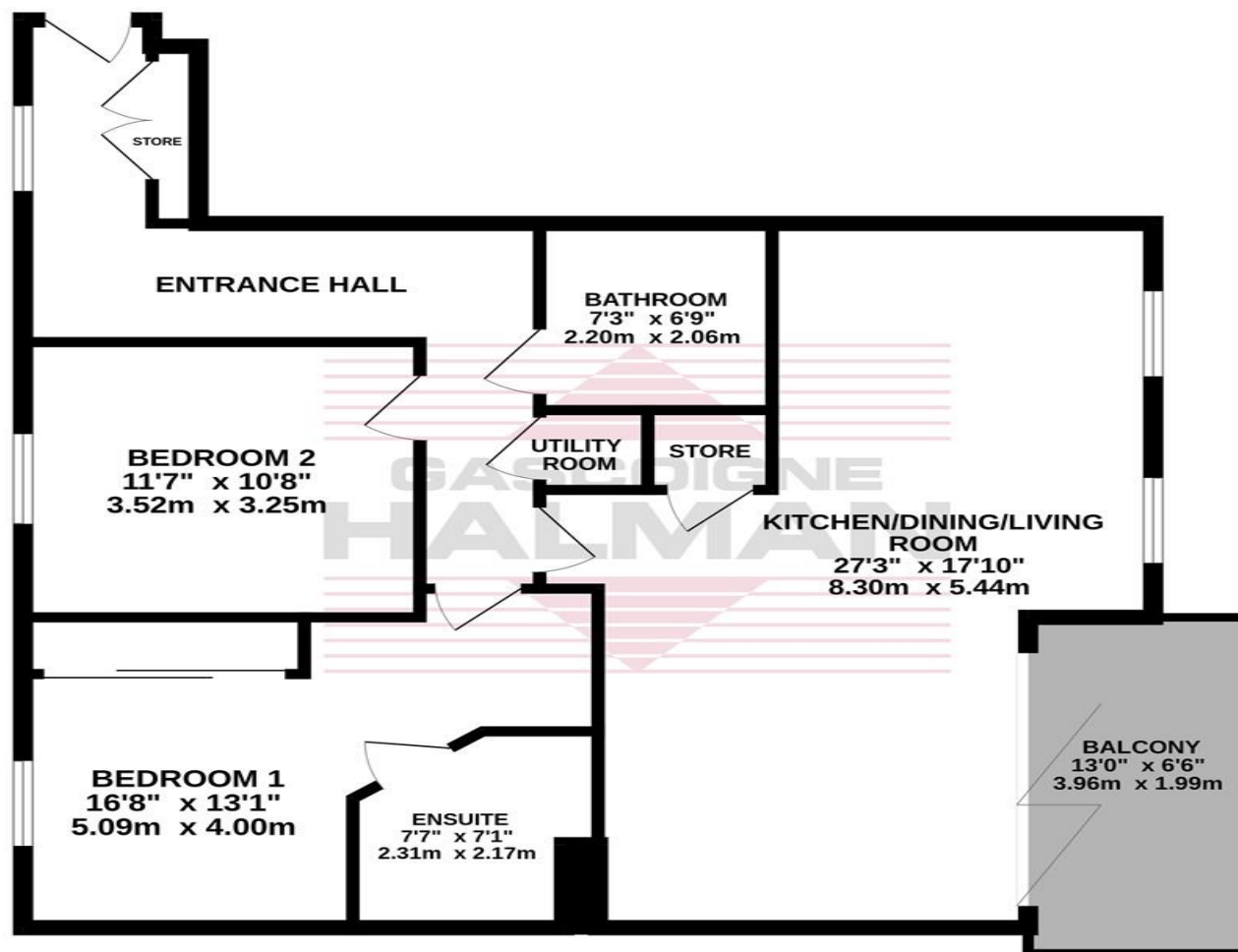
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

## GROUND FLOOR 887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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