



**GASCOIGNE
HALMAN**

Bramhall Lane South, Bramhall
Guide Price £200,000

THE AREA'S LEADING ESTATE AGENCY



Hampton House, located along Bramhall Lane South, is a spacious ground floor apartment offering a comfortable living space. This well-appointed residence features two double bedrooms, two modern bathrooms, a generous kitchen, and inviting living areas, all designed to provide a harmonious blend of comfort and functionality. Situated close to Bramhall Village and the train station, this immaculately maintained development offers a blend of modern living within a vibrant community, making it an ideal choice for those seeking both comfort and convenience.

Property details

- No Onward Chain
- Large Master Bedroom With En-suite & Door Providing Access to Beautiful Communal Gardens
- Highly Desirable Location Within Walking Distance Of The Village, Transport Links, Medical Centre and Bramhall Library
- Secure Underground Allocated Parking & Visitors Spaces & Useful Golf Store
- Lift Access Providing Additional Convenience & Offering Access to the Lower Ground Floor Parking
- Superb Ground Apartment with Two Double Bedrooms & Two Bathrooms



About this property

The living area serves as the heart of the home, providing a warm and welcoming atmosphere, complete with double doors leading to a south facing balcony. Large windows allow natural light to flood the space, enhancing the sense of openness and connection to the outdoors. The room's generous proportions accommodate a variety of furniture arrangements, making it ideal for both relaxation and family gatherings. The kitchen is thoughtfully designed with ample space and equipped with integrated appliances, ensuring a seamless cooking experience. The layout offers plenty of counter space and storage options, catering to both everyday meal preparation and entertaining needs. There is even a space for a breakfast table and chairs but equally there is ample dining space to the main reception area. Both bedrooms are spacious doubles, offering comfortable retreats at the end of the day. The master bedroom is particularly notable for its access to the communal gardens, providing a private outdoor space to enjoy the surrounding views and fresh air. The second bedroom offers flexibility, suitable for use as a guest room, home office, or personal sanctuary. Both bedrooms reveal a range of fitted wardrobes providing excellent storage, whilst the master bedroom also incorporates an ensuite shower room. This apartment also displays a main family bathroom. These spaces provide convenience and privacy, enhancing overall comfort. Practicality is a key feature of this property, with secure underground parking ensuring the safety of your vehicle. Additionally, basement storage provides ample space for belongings. Residents have access to well-maintained communal gardens, offering a tranquil outdoor space to relax, socialize, or enjoy a stroll amidst greenery.





DIRECTIONS

SK7 2DL

COUNCIL TAX BAND

Stockport Metropolitan Borough Council – Council Tax Band E

TENURE

Leasehold – 125 Years from 1st January 1998

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	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

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?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

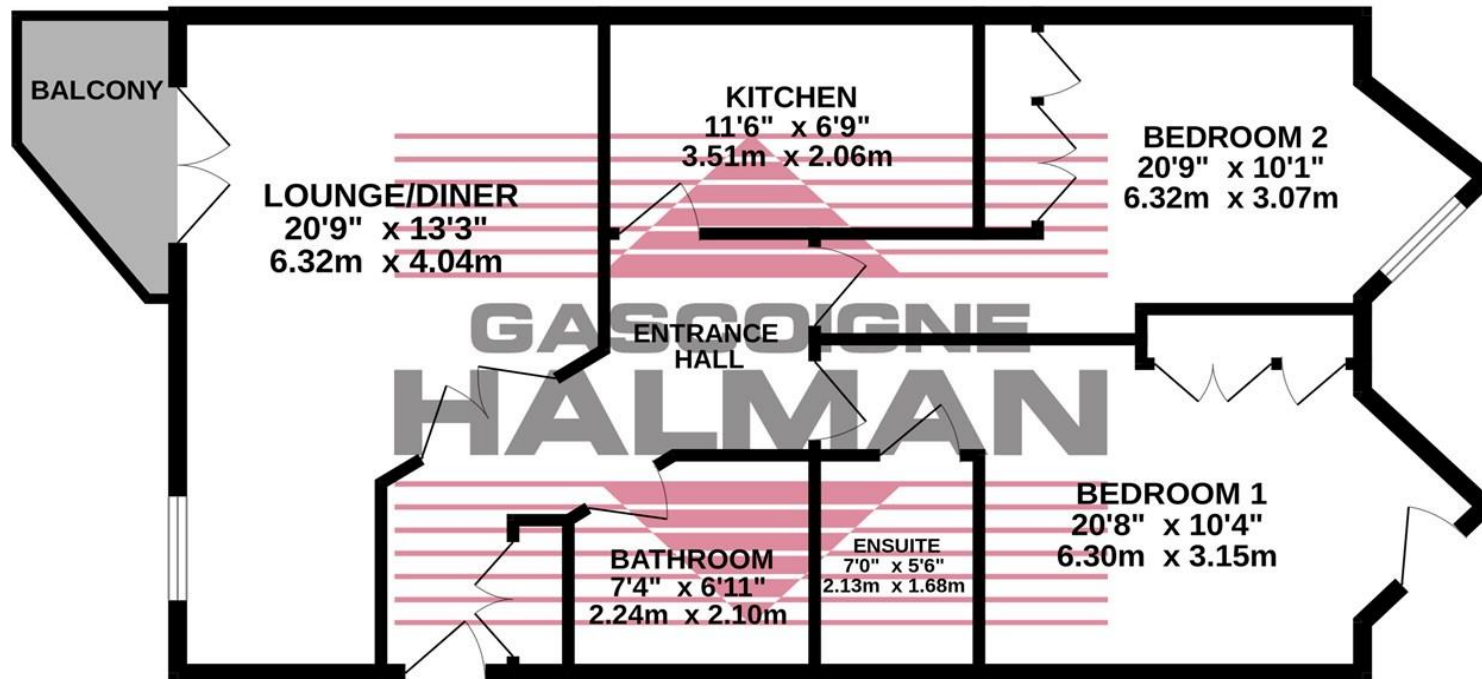
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR 798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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