



**GASCOIGNE
HALMAN**

Brookfield House, Wilmslow Road, Cheadle

**Offers Over
£279,300.00**

THE AREA'S LEADING ESTATE AGENCY



An impressive and spacious GROUND FLOOR apartment, set within the exclusive gated 'Brookfield House', enjoying a wealth of accommodation (approx 869 SQ FT), with a substantial living/ dining room, TWO DOUBLE BEDROOMS, and two modern bath/ shower rooms, ACCESS TO AND OVERLOOKING COMMUNAL GARDENS, and being close to Cheadle village. *NO CHAIN*

Property details

- A Substantial And Impressive Ground Floor Apartment
- Set Within The Revered Gated 'Brookfield House', Close To Cheadle Village
- Cavernous Bay-Fronted Living/ Dining Room
- Modern Refitted Seperate Kitchen
- Two Generous Double Bedrooms
- Two Modern Bath/ Shower Rooms
- Access To And Charming Views Of The Communal Gardens
- Allocated Off-Road Parking



About this property

Occupying an idyllic setting within Brookfields Park, only a short stroll to Cheadle Village, Brookfield House offers an exclusive yet convenient position, and an undoubted feeling of grandeur with the impressive gated approach complementing the attractive elevations of the restored historic residence. Having been sympathetically restored and rebuilt in the mid 1990's, the substantial residence houses a select number of attractive apartments.

The apartment itself is set within an unrivalled ground floor position, enjoying a private aspect to the rear overlooking the charming communal gardens, with access initially via the pleasant communal entrance hall.

The attractive apartment begins with an entrance hallway with useful storage cupboard, there is a substantial living/ dining room with striking bay-window and single door to the communal gardens, there is an attractive fitted separate kitchen offers a wealth of base and wall units, whilst there are two well sized double bedrooms, with bedroom one benefiting from a modern ensuite shower room and fitted wardrobes. There is also a modern fitted three piece suite bathroom.

The property benefits from secure designated parking, additional visitor spaces, and a useful lift. The development also offers mature enveloping communal gardens, and is accessed via electric gates with fob entry.





DIRECTIONS

SK8 1HJ

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		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

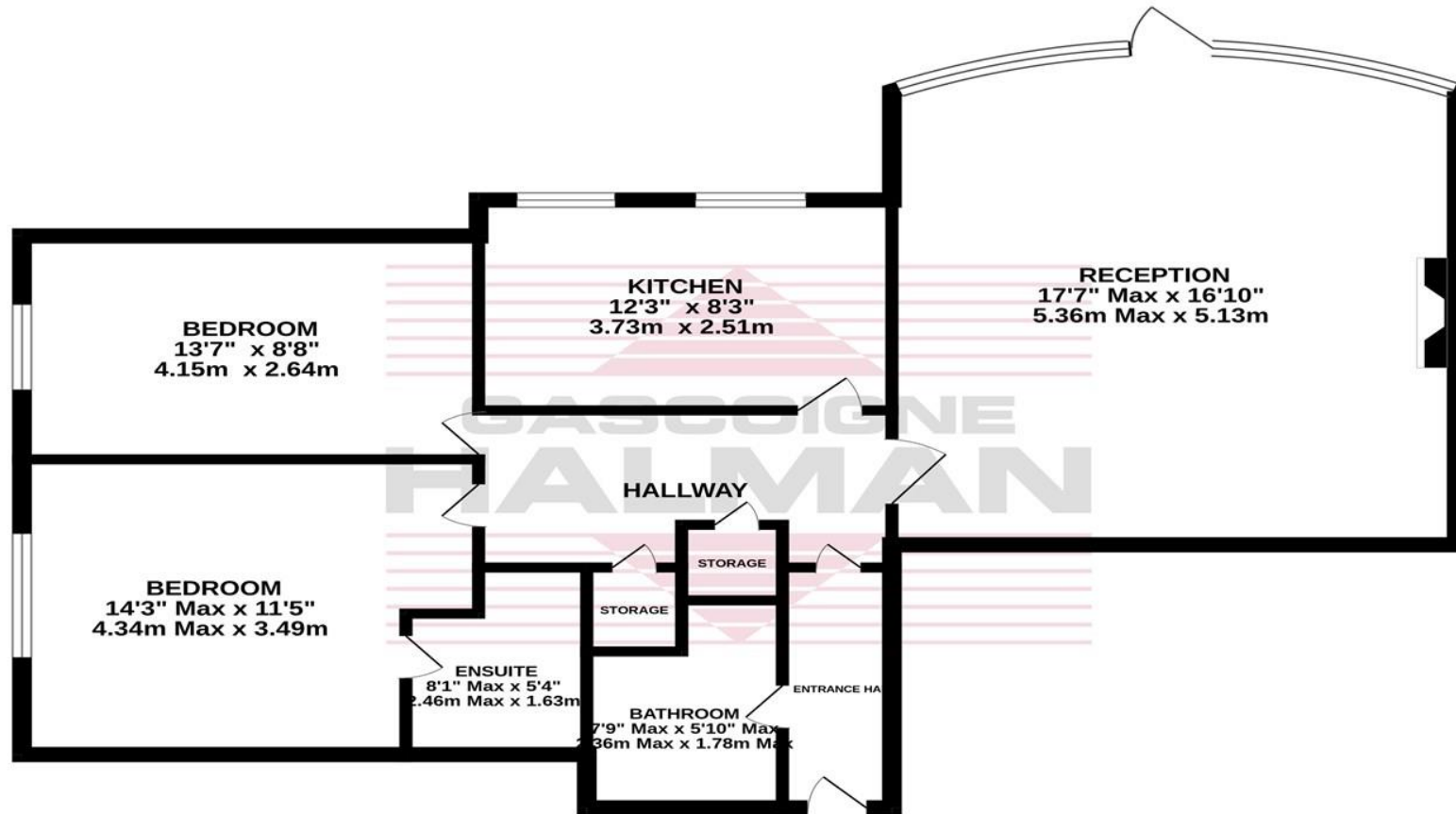
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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GROUND FLOOR 869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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