



**GASCOIGNE
HALMAN**

Brook Lodge, Schools Hill, Cheadle, Stockport
Asking Price £250,000.00

THE AREA'S LEADING ESTATE AGENCY



Exclusively available to those aged 60 and over, this beautifully presented two-bedroom first floor apartment offers a perfect blend of comfort, style, and convenience in one of Cheadle's most sought-after areas. Ideally located within easy reach of Cheadle Village, Bruntwood Park, and the extensive amenities at Cheadle Royal - including John Lewis, Sainsbury's, and David Lloyd - this is an ideal home for those seeking a relaxed yet well-connected lifestyle.

Property details

- Leasehold - 89 Years Remaining, Monthly Service Charge - £186.54 per month.
- Exclusively for over 60s - Peaceful, age-restricted living.
- Prime Cheadle location - Close to village shops, parks & Cheadle Royal.
- High-spec - Stylish, modern finish throughout.
- Bright lounge/diner - South-facing front aspect with feature fireplace.
- Contemporary fitted kitchen.
- Two bedrooms & two bathrooms - Includes en-suite to master.
- Allocated parking & beautiful communal gardens.



About this property

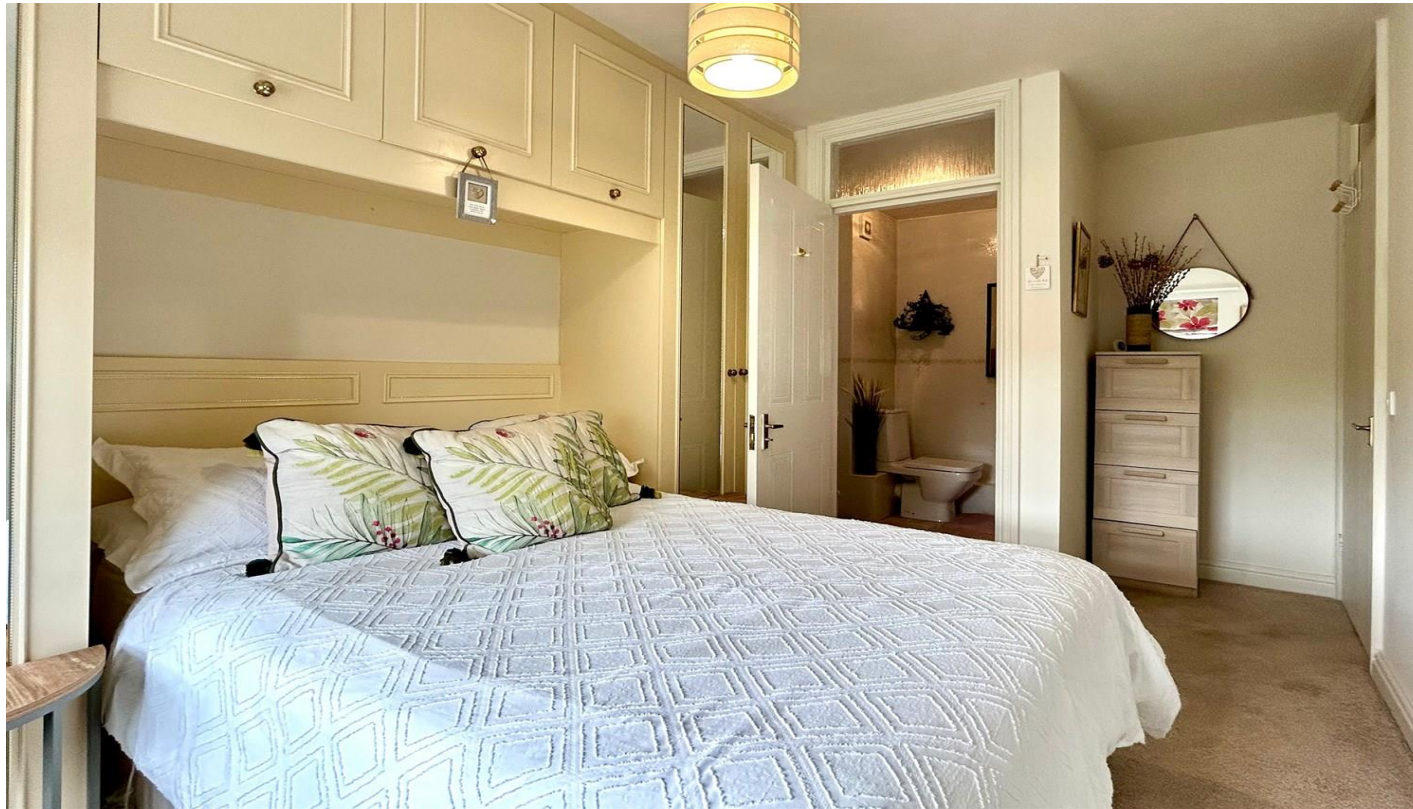
The apartment has been tastefully updated throughout, with a high-quality finish that makes it entirely move-in ready. Upon entering, you are welcomed by a spacious hallway with useful storage cupboards. The bright and airy lounge and dining area benefits from a feature fireplace and a pleasant south-facing front aspect, providing a warm and inviting atmosphere throughout the day.

The modern fitted kitchen is equipped with quality integrated double oven & hob, designed to meet all your daily needs with ease. The main bathroom is finished in classic white tiles, adding a touch of timeless style. The thoughtfully laid out master bedroom features fitted wardrobes and a private en-suite shower room, offering both comfort and practicality. A second bedroom provides a versatile space for guests, hobbies, or additional living arrangements.

Further advantages include energy-efficient electric heating, allocated parking, and beautifully maintained communal gardens to the rear of the property, perfect for enjoying a peaceful outdoor setting.

Early viewing is highly recommended to truly appreciate the spaciousness this apartment has to offer. Contact us today to register your interest.







DIRECTIONS

SK8 1JB

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	81 B	83 B
69-80	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?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

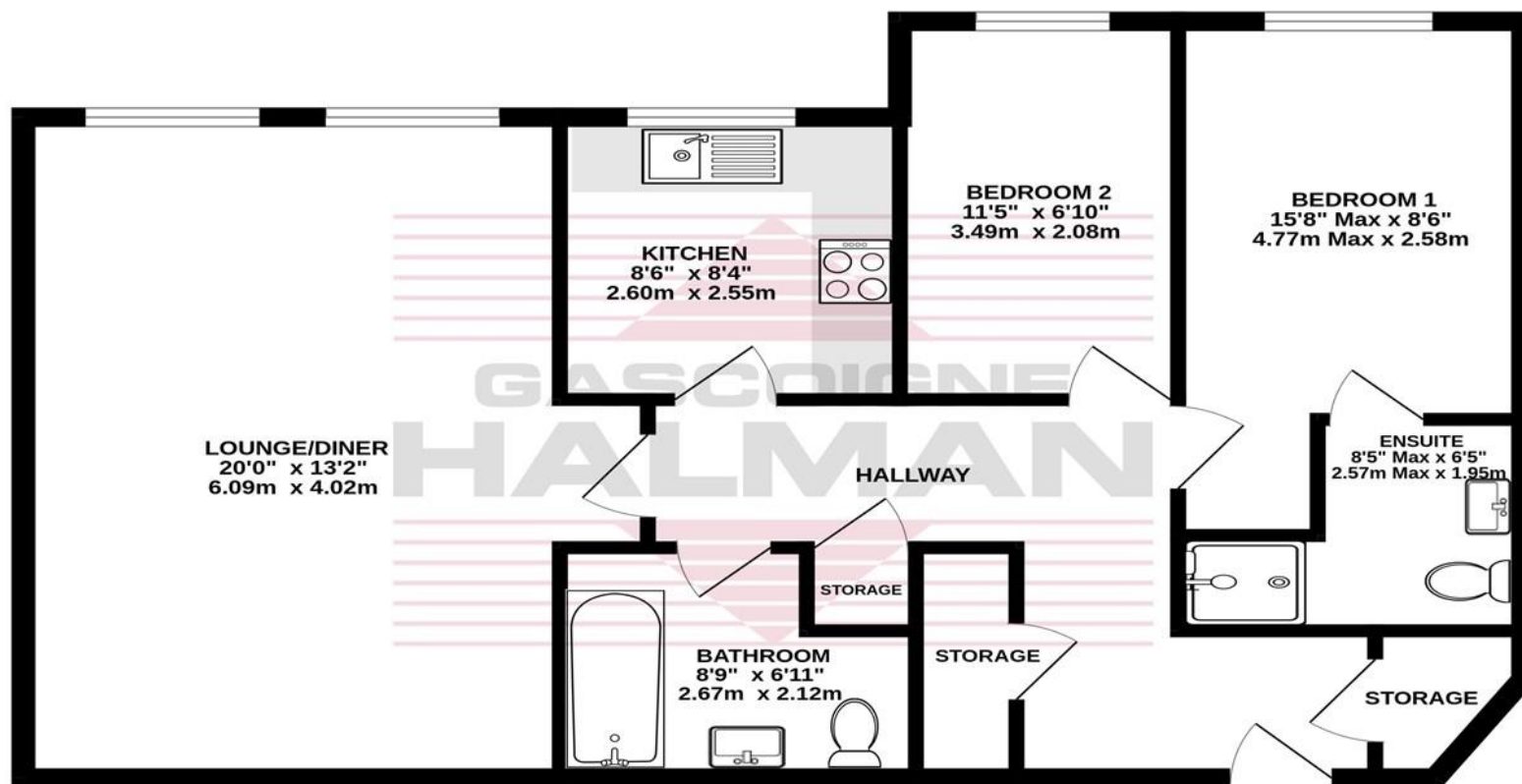
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR 777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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