



13 One Oak Court, Ladybrook Road

£345,000 Leasehold

IMMACULATE TWO BEDROOM APARTMENT • GROUND FLOOR • GARAGE • PRIVATE PATIO • BEAUTIFUL COMMUNAL LAWNS • QUIET LOCATION AT THE HEAD OF A CUL-DE-SAC



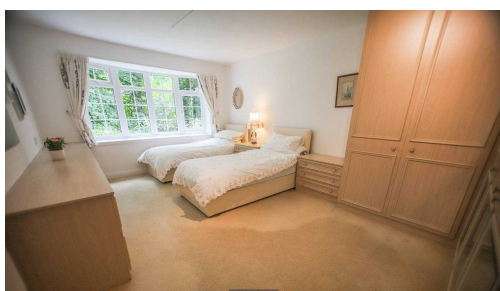
A wonderful ground floor apartment with two large double bedrooms and light and spacious accommodation throughout. Positioned on a quiet leafy cul-de-sac close to Bramhall Park the property is offered for sale with a short and completed onward chain.

Council Tax band: D

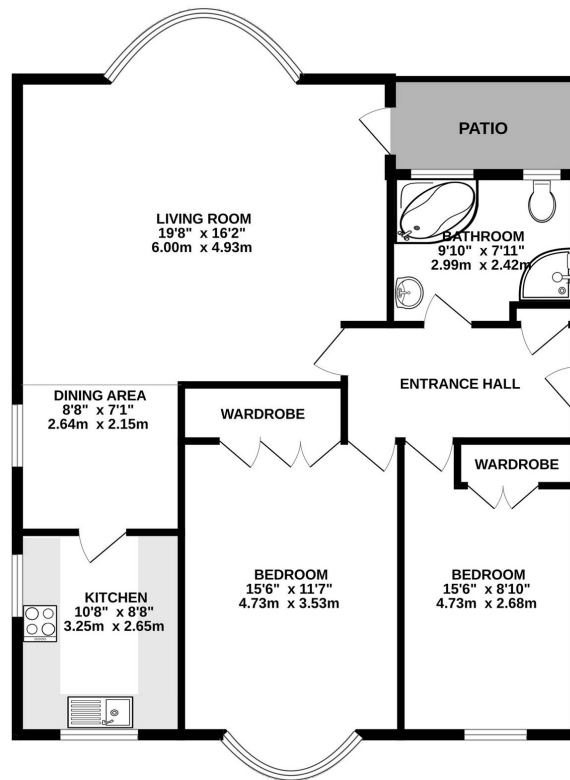
Tenure: Leasehold



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GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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Nestled at the foot of a cul-de-sac is this wonderful ground floor apartment. Sat amongst mature trees and hedgerow the property offers quiet and leafy surroundings whilst being a short drive into both Bramhall and Cheadle Hulme villages and all the superb shops and restaurants the two lovely villages offer, as well as the handy transport links. There is a well appointed communal hallway with two apartments on each floor. Situated on the ground floor apartment 13 can also be accessed at the front of the building via the private porch. There is a wonderful living and dining room providing a dual aspect and a beautiful bay window. This is a large room that boasts an electric fireplace providing a charming focal point. Off the dining area is a well-equipped kitchen with views over the woodlands to the rear. There is an inner hallway that leads to the two bedrooms and bathroom, as well as three handy storage cupboards. Both bedrooms are situated at the rear of the apartment and benefit from the woodland views, they also both provide fitted wardrobes. The bathroom is a large space with a four piece suite comprising corner jacuzzi bath, shower, WC and wash hand basin. The property is warmed by underfloor heating.

Externally there are two charming patios that provide a lovely space to sit, relax and watch the world go by. The communal gardens are vast and run alongside the woodlands of Bramhall Park. There is on-road parking allowing plenty of space for yourself and visitors, as well as a single garage with electric up and over door.





