

## 17 Damery Court, Bramhall

£225,000 Leasehold

Close to local amenities, popular schools and handy transport links • Balcony • Well-presented throughout • Three bedrooms • Modern bathroom and kitchen • Well-maintained gardens and a garage • NO ONWARD CHAIN



A light, bright and spacious THREE BEDROOM top floor apartment in a great location close to superb transport links, Bramhall village and the picturesque Bramhall Park. Benefitting from well presented accommodation, balcony and well-maintained gardens. OFFERED FOR SALE WITH NO ONWARD CHAIN.

Council Tax band: B

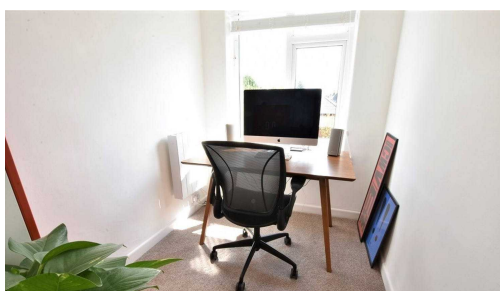
Tenure: Leasehold

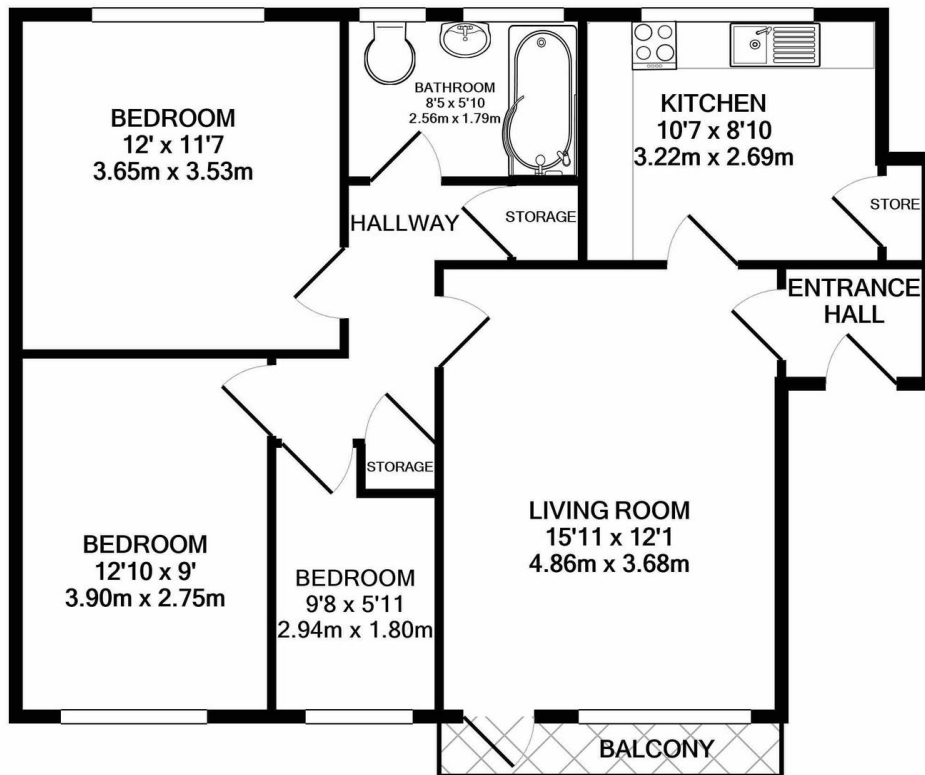
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



- Close to local amenities, popular schools and handy transport links
- Balcony
- Well-presented throughout
- Three bedrooms
- Modern bathroom and kitchen
- Well-maintained gardens and a garage





TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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A light, bright and spacious THREE BEDROOM top floor apartment in a great location close to superb transport links, Bramhall village and the picturesque Bramhall Park. Benefitting from well presented accommodation, balcony, well-maintained gardens and a garage. Sitting on the second (top) floor of this popular development the property is entered via an entrance hall which leads into the spacious living room where there is a large window bringing in plenty of natural light as well as a door leading to the balcony. Off the living area is the separate kitchen with modern units providing generous storage and worktop space as well as a large integrated storage cupboard. There is an inner hall providing access to the three bedrooms, bathroom and an airing cupboard. Two of the bedrooms are generous doubles and the third is a good sized single which is currently utilised as an office. The bathroom is a modern white suite comprising bath with shower over, WC and wash hand basin. Externally there are well-manicured communal lawns, parking and a garage with an up-and-over door.



