

15 Chestnut Court Warren Close, Bramhall

£300,000 Share of Freehold

STUNNING RENOVATIONS THROUGHOUT COMPLETED IN 2023 • TWO DOUBLE BEDROOMS • OPEN-PLAN KITCHEN AND LIVING ROOM • BALCONY OVERLOOKING COMMUNAL LAWN • CLOSE TO BRAMHALL PARK • NO ONWARD CHAIN • SHARE OF THE FREEHOLD • NEW HEATING AND HOT WATER SYSTEM – 2023



A beautifully renovated two double bedroom first floor apartment having been meticulously updated to the highest of standards. Boasting Quartz worktops in the open-plan kitchen, Porcelanosa tiles in the modern shower room and LVT flooring throughout. Offered for sale with no onward chain this wonderful apartment also offers a charming balcony overlooking communal lawns and views of Bramhall Park Lawn Tennis Club.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

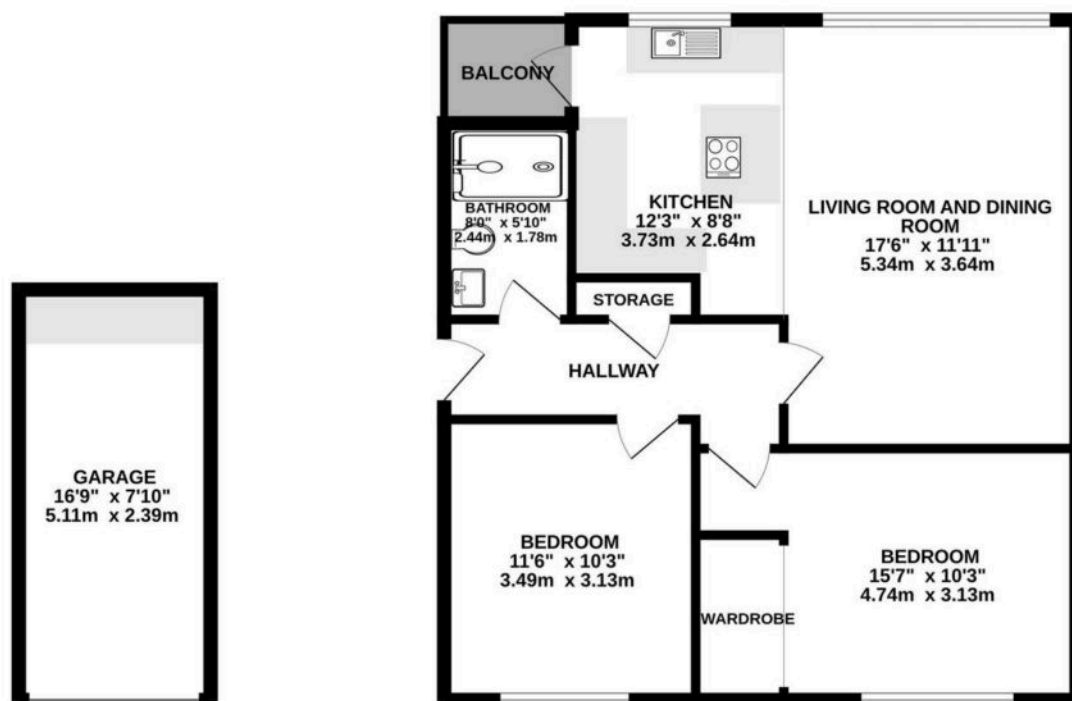
EPC Environmental Impact Rating: D



- › STUNNING RENOVATIONS THROUGHOUT COMPLETED IN 2023
- › TWO DOUBLE BEDROOMS
- › OPEN-PLAN KITCHEN AND LIVING ROOM
- › BALCONY OVERLOOKING COMMUNAL LAWN
- › CLOSE TO BRAMHALL PARK
- › NO ONWARD CHAIN
- › SHARE OF THE FREEHOLD
- › NEW HEATING AND HOT WATER SYSTEM - 2023



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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.
Made with Metropix 12/2024

Situated on a quiet cul-de-sac off the tree-lined Bramhall Park Road this lovely apartment sits on the first floor with a large window in the living room providing an elevated outlook. You are welcomed into the apartment by a spacious hallway with doors leading to every room. At the foot of the hallway through a Crittall door is the open-plan living room and kitchen. This is a brilliant space with Westerly-facing floor to ceiling windows providing excellent natural light. The kitchen area boasts a central island unit with integrated appliances sitting under Quartz worktops including fridge/freezer, dishwasher, oven and hob with hidden electric points in a large larder cupboard. A door from the kitchen leads to the balcony where there is room for a bistro table and chairs. Back inside the apartment there are two double bedrooms, the master with a generous wardrobe providing super storage. Further storage can be found off the hallway with another integrated cupboard. The property is completed by a contemporary shower room with Porcelanosa tiling and modern black fittings and Crittall shower screen.

This is a brilliant apartment and would be ideal for a first time buyer or someone looking to downsize. Offering an immaculate home with full renovations taking place in 2023 including new windows, new flooring, new kitchen and bathroom. There is no stone left unturned and a new owner can step in and enjoy the beautiful surroundings.





