

## 10 Stoke Abbot Close, Bramhall

£285,000 Leasehold

TWO DOUBLE BEDROOMS • PRIVATE BALCONY WITH WOODLAND VIEWS • WELL-PRESENTED THROUGHOUT • TENURE - SHARE OF FREEHOLD. SERVICE CHARGE OF ONLY £110pcm • TANDEM GARAGE AND PARKING AND EV CHARGING POINT • CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS • NO CHAIN





A superb two double bedroom second floor apartment with beautiful woodland views. Boasting a private balcony and open-plan living/dining room, as well as a tandem garage, parking and EV charging point. A perfect home for a first time buyer, buy to let investor, or someone looking to downsize to a low-maintenance home.

Council Tax band: D

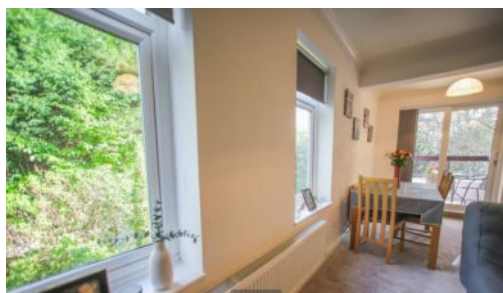
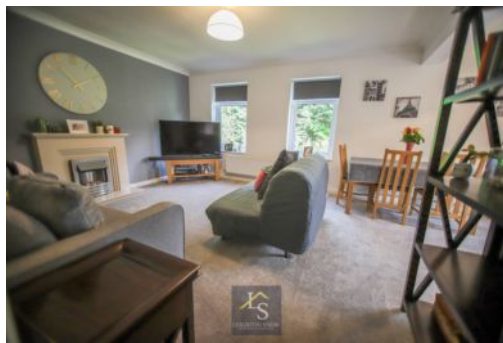
Tenure: Leasehold

EPC Energy Efficiency Rating: C

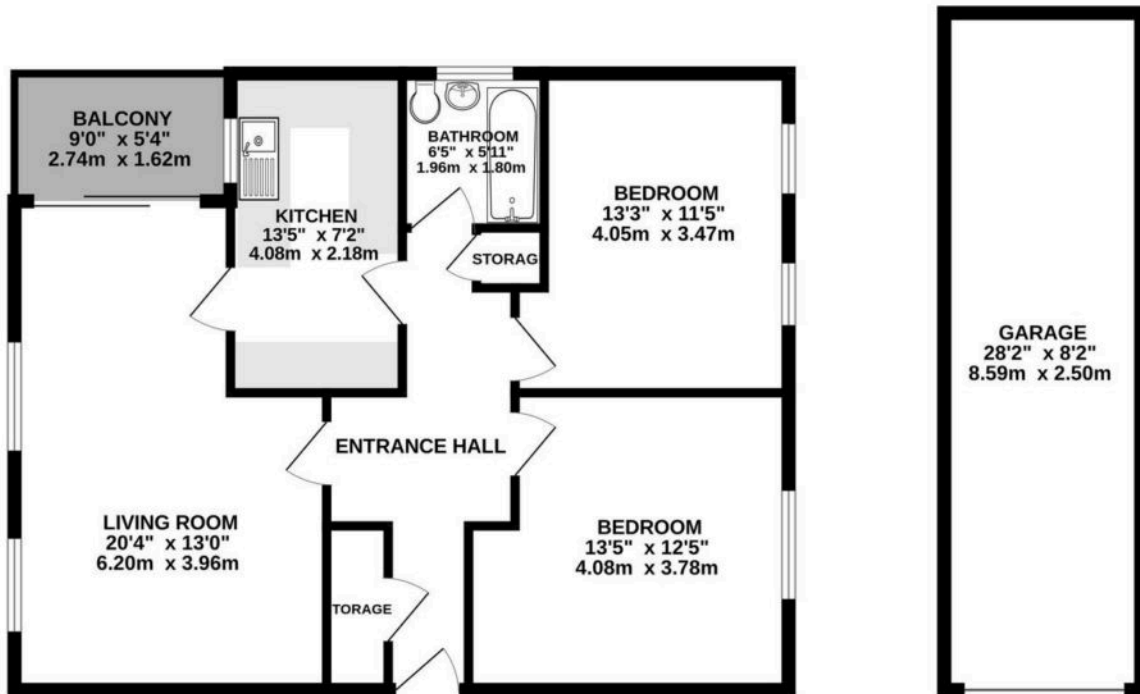
EPC Environmental Impact Rating: C



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**GROUND FLOOR**  
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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.  
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This wonderful apartment sits on the second floor of an immaculately maintained complex. With 21 other apartments there is a strong community feel, with residents owning a share of the Freehold with an original lease of 999years. Only three apartments sit on the second floor, offering excellent privacy, with a entry security intercom for ease. Coming in to the apartment itself the entrance hallway provides a warm welcome alongside super storage with a large cupboard and an airing cupboard. The living come dining room sits to the left of the hallway and is a large space, spanning over 20ft in length with two windows and patio doors flooding the room with natural light. The doors lead out to a spacious balcony with idyllic woodland views. Back inside and accessed off both the dining area and the hallway is the spacious kitchen. The two bedrooms are both generous doubles and sit to the right of the entrance hall. The bathroom completes the accommodation with a white suite comprising WC, wash hand basin and panelled bath with shower over.

Stoke Abbot Close sits off Robins Lane and is situated within walking distance of superb local amenities and attractions including Bramhall Park, Bramhall Train Station and Bramhall Village where you can find a plethora of restaurants, bars and cafes providing a vibrant feel in this charming village. The train station offers trains direct to Manchester in 23 minutes, and there is further transport links via the close proximity of the A34, A6 and A555 as well as the motorway network and Manchester Airport. This apartment is ideal for buyers of all ages, a lovely and homely setting close to a variety of convenient amenities, in a 'turn-key' condition.





