

2 Malvern Court Ack Lane West, Cheadle Hulme

£299,950 Leasehold

TWO DOUBLE BEDROOMS • RECENTLY REFURBISHED THROUGHOUT • SUBSTANTIAL PRIVATE SOUTH-FACING TERRACE • RAISED GROUND FLOOR • SHARE OF THE FREEHOLD • VACANT PROPERTY, NO ONWARD CHAIN • PRIVATE GARAGE AND COMMUNAL PARKING • BRAMHALL/CHEADLE HULME BORDER



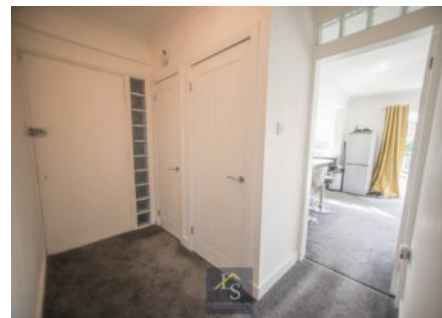
A beautiful two double bedroom raised ground floor apartment with the benefit of a stunning south-facing terrace as well as a single garage and communal parking. Offering recently-refurbished accommodation this sleek and stylish apartment is for sale with no onward chain, to include a share of the freehold.

Council Tax band: C

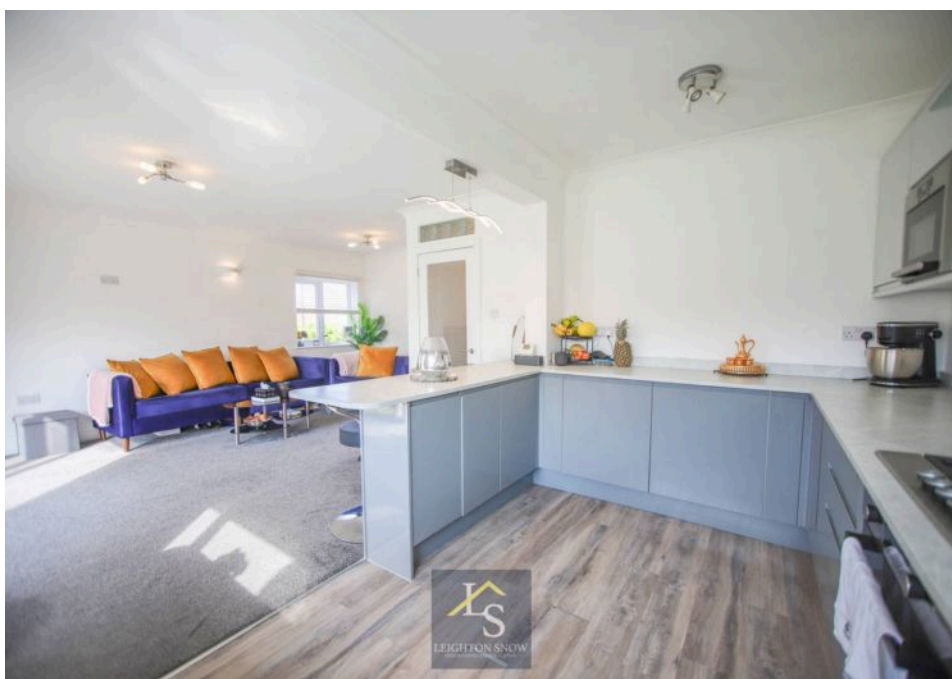
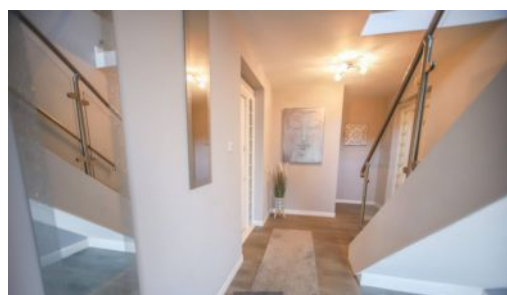
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.7 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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Having undergone extensive renovations in 2024 including new kitchen, new bathroom, electrical re-wire, new combination boiler, new flooring, new UPVC windows, new entry-system and fully updated communal areas. Offering beautiful turn-key condition this is the perfect apartment for a first time buyer, down-sizer or buy to let investor. The communal hallway provides a modern welcome with access to two properties on the ground floor, and a further two on the first floor. Number 2 is situated on the ground floor and provides a private hallway with two storage cupboards and doors to all rooms. The impressive open-plan living room/kitchen sits at the rear and benefits from a south-facing aspect. The room is a large space with dual-aspect windows with patio doors leading out to the stunning raised composite terrace enclosed by glass balcony. There are steps from the terrace down to the communal lawn. Back inside the kitchen is a contemporary space with integrated appliances. The two bedrooms sit at the front of the property and are both doubles. The bathroom completes the accommodation and is a contemporary three piece suite comprising bath with shower over, WC and wash hand basin.

Externally the property offers plenty of communal parking as well as a private single garage. The communal lawns at the rear are beautifully kept and offer a lovely additional space. The building comprises of only four apartments including this one. It sits on the Bramhall/Cheadle Hulme border and allows for easy access into both villages, doubling your choices of brilliant bars and restaurants as well as excellent transport links.



