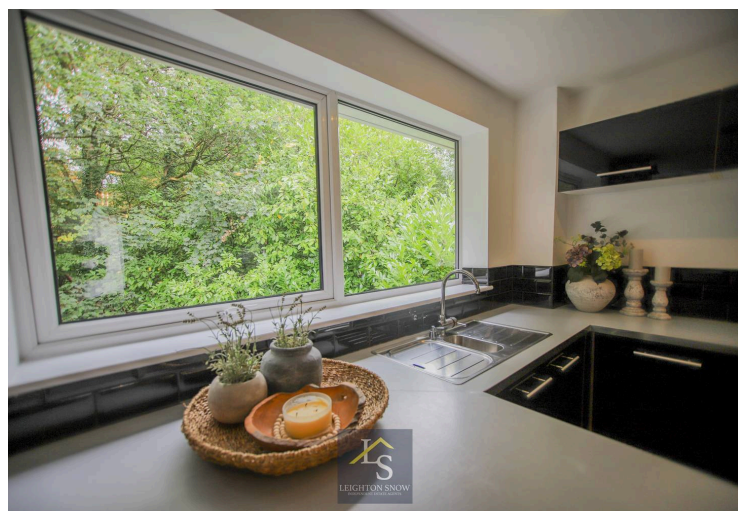
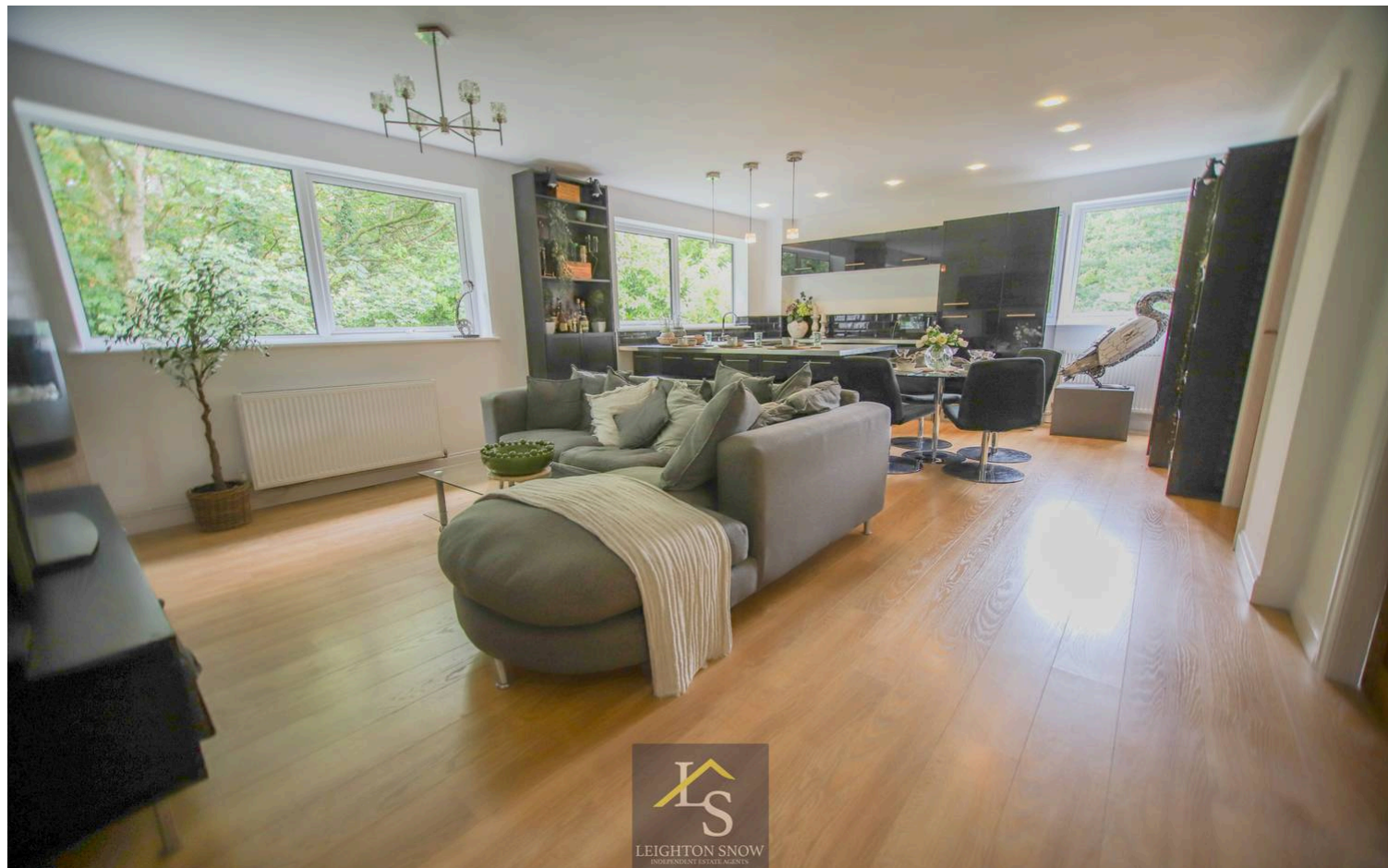




12 Chestnut Court Warren Close, Bramhall

£250,000 Leasehold

TANDEM GARAGE WITH WATER AND ELECTRICS LAID ON • GAS CENTRAL HEATING • TWO DOUBLE BEDROOMS • TOP FLOOR • NO ONWARD CHAIN • IMMACULATE THROUGHOUT



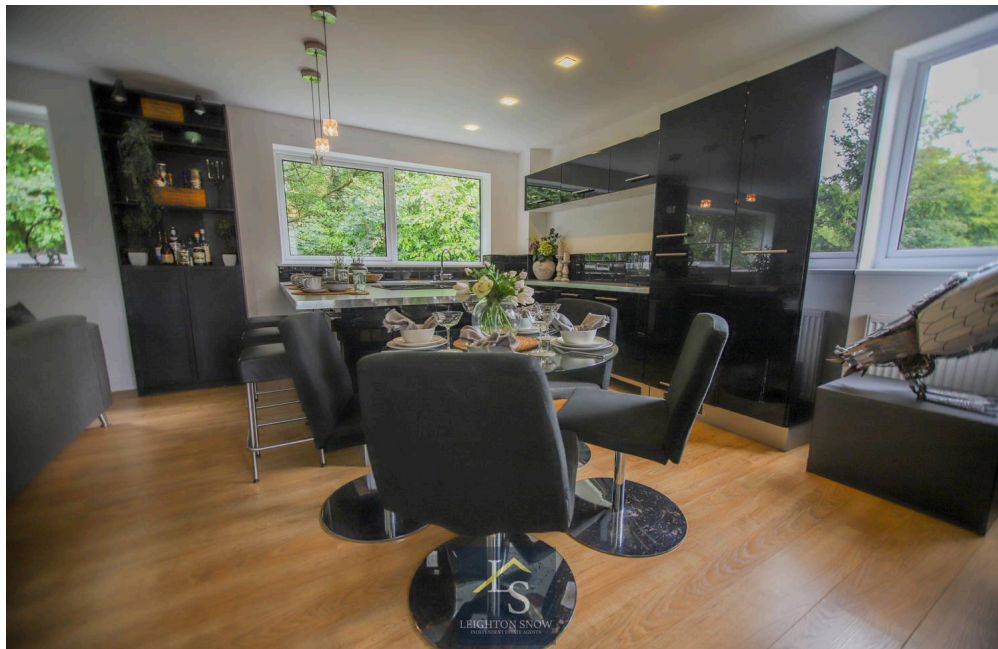
A fantastic spacious two double bedroom top floor apartment with tree-top views. Positioned on a quiet cul-de-sac off the beautiful tree-lined Bramhall Park Road, this wonderful apartment is presented to a high standard with modern fixtures and fittings throughout. Benefitting from gas central heating, a tandem garage and off-road parking, this property is offered for sale with no onward chain- with the option of purchasing it fully furnished.

Council Tax band: B

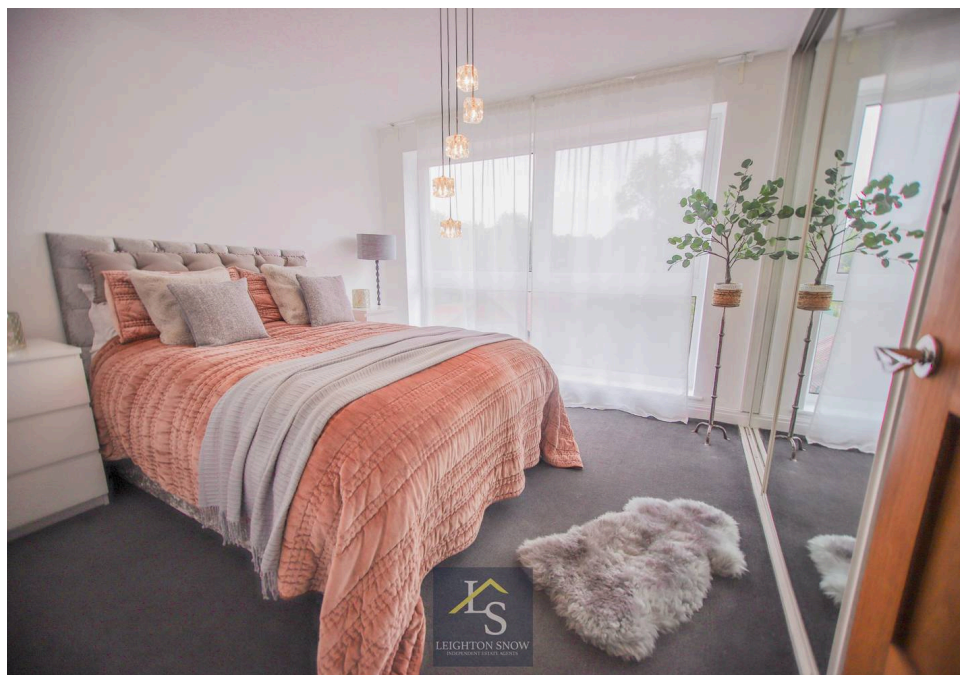
Tenure: Leasehold

EPC Energy Efficiency Rating: C

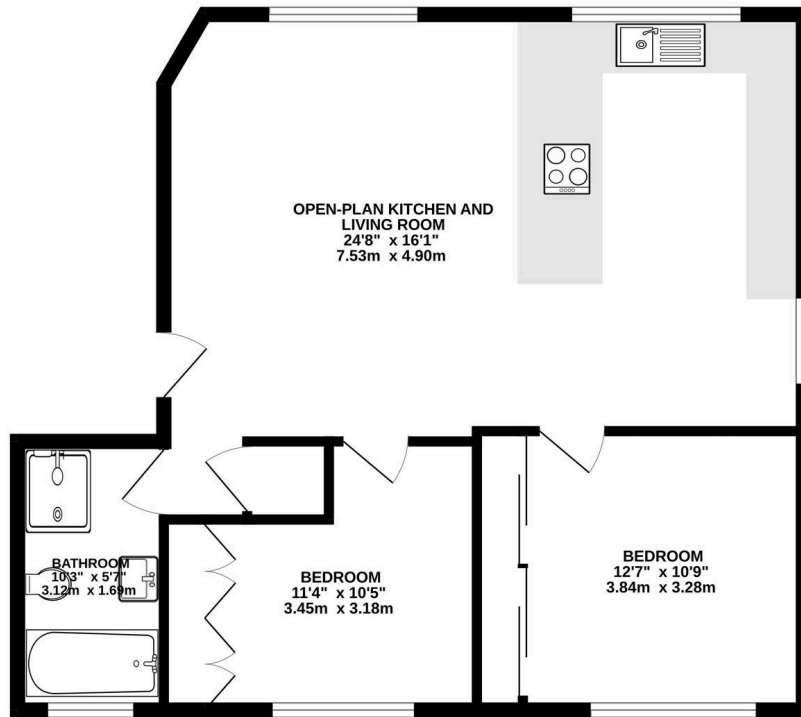
EPC Environmental Impact Rating: C



- TANDEM GARAGE WITH WATER AND ELECTRICS LAID ON
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- TOP FLOOR
- NO ONWARD CHAIN
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SECOND/TOP FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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 MemoPro 10/2025

Situated on the top (second) floor of this purpose built building, there have been external works carried out over the last 10 years to the roof, gutters and fascias, with garage doors being painted as recently as this year (2025), showcasing care and attention to detail. The apartment itself is spacious and offers a contemporary open-plan layout with a fabulous kitchen boasting integrated appliances and views over the tennis courts sitting adjacent. The living rooms offers similar views over the established greenery and is warmed by a charming fireplace. The current owner removed storage heaters approx. 7 years ago and the property now benefits from gas central heating making it warm and much more energy efficient. The two bedrooms are doubles and both offer fitted wardrobes promoting a wealth of storage. Further storage can be found via an airing cupboard which also houses the boiler. The bathroom is another generous space with a four piece suite comprising shower, bath, wash hand basin and WC. Special mention must be made of the loft which is accessed off the living room and provides a private loft space that runs the length of the living room.

Externally there is a generous tandem garage with electrics and plumbing laid on. This is a brilliant space for cars and motorbikes and would equally make a great workshop or handy storage area come utility area, plumbed for a washing machine. In front of the garage, which sits below the apartment itself, is an allocated off-road parking space. There is further on-road parking available on the road. The road itself is a cul-de-sac with other small apartment blocks and Bramhall Park Lawn Tennis Club. Bramhall Park itself is a short walk away offering acres of manicured walks and the popular Stables Kitchen café.

