



2 Rookwood Hill, Bramhall

£475,000 Leasehold

THREE BEDROOM APARTMENT • GROUND FLOOR WITH ITS OWN PRIVATE ENTRANCE • PRIVATE ELEVATED PATIO • NO ONWARD CHAIN • LARGE DUAL ASPECT LIVING AND DINING ROOM WITH ACCESS OUT TO A PRIVATE PATIO • TWIN GARAGES PLUS ENCLOSED OUTSIDE STORAGE • SPACIOUS AND WELL-PRESENTED THROUGHOUT • TWO BATHROOMS



This immaculate three bedroom apartment is positioned within Rookwood Hill- a superbly popular and well-maintained development of only eight exclusive apartments sitting on an elevated plot with tree-top views. The apartment boasts its own private entrance and sits on the ground floor with a marvellous private patio accessed via patio doors from the bright and spacious living room. Offered for sale with no onward chain.

Council Tax band: E

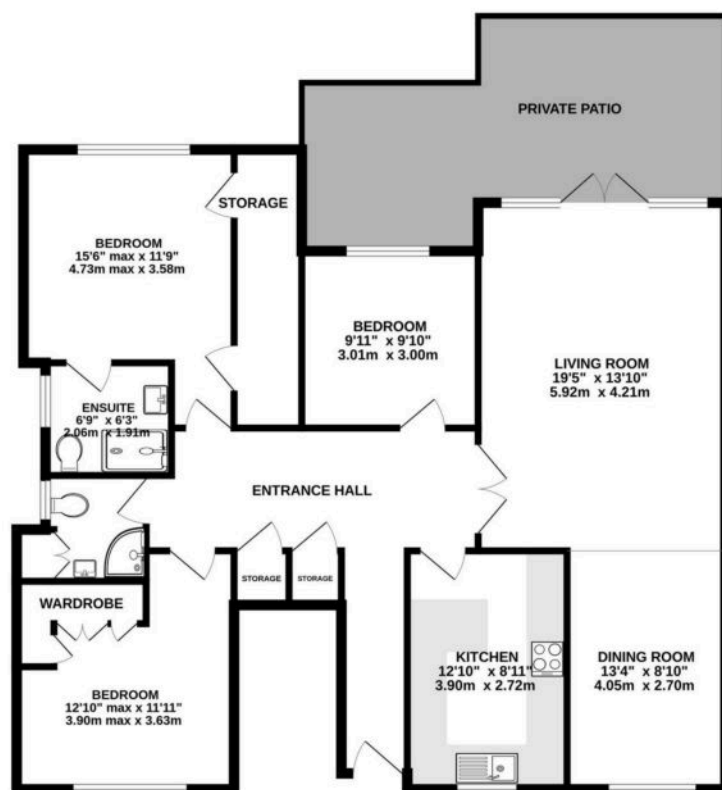
Tenure: Leasehold



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GROUND FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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 Housplan C2020

This is a beautifully bright and spacious apartment boasting three bedrooms, two bathrooms, dual-aspect living and dining room and kitchen. A large hallway offers a warm welcome and provides two generous storage cupboards. Double doors at the foot of the hallway lead into the impressive living and dining room with patio doors leading out to the private patio providing glorious views over the communal lawns and beyond. The patio runs across the rear of the apartment and is a brilliant paved space with plenty of room for garden furniture and pots. Back inside, the living room and dining room offers super space for seating and dining and sits alongside the kitchen which offers excellent storage and worktop space and includes a convenient integrated seating space. The three bedrooms are all well-proportioned and comprise of one large double and two smaller doubles. Bedroom two offers fitted wardrobes whilst the master bedroom boasts a large walk-in integrated storage cupboard running the full length of the room, as well as a modern en-suite shower room with walk-in shower, WC and wash hand basin. There is an additional shower room off the hallway that also benefits from a utility cupboard allowing for a convenient space to house the washing machine and tumble drier.

Externally the grounds of Rookwood Hill are immaculately kept. A sweeping driveway leads off Carrwood Road up to the garages. The apartment boasts twin garages providing useful storage and parking for each apartment. There are two electric garage doors that open to an interlinking twin garage with allocated parking sitting to the front. The communal grounds sit at the rear of the apartments where private patios and balcony's make the most of the view. Opposite the front door is a walk-in secure room circa 1.5sq m providing additional storage options.





