

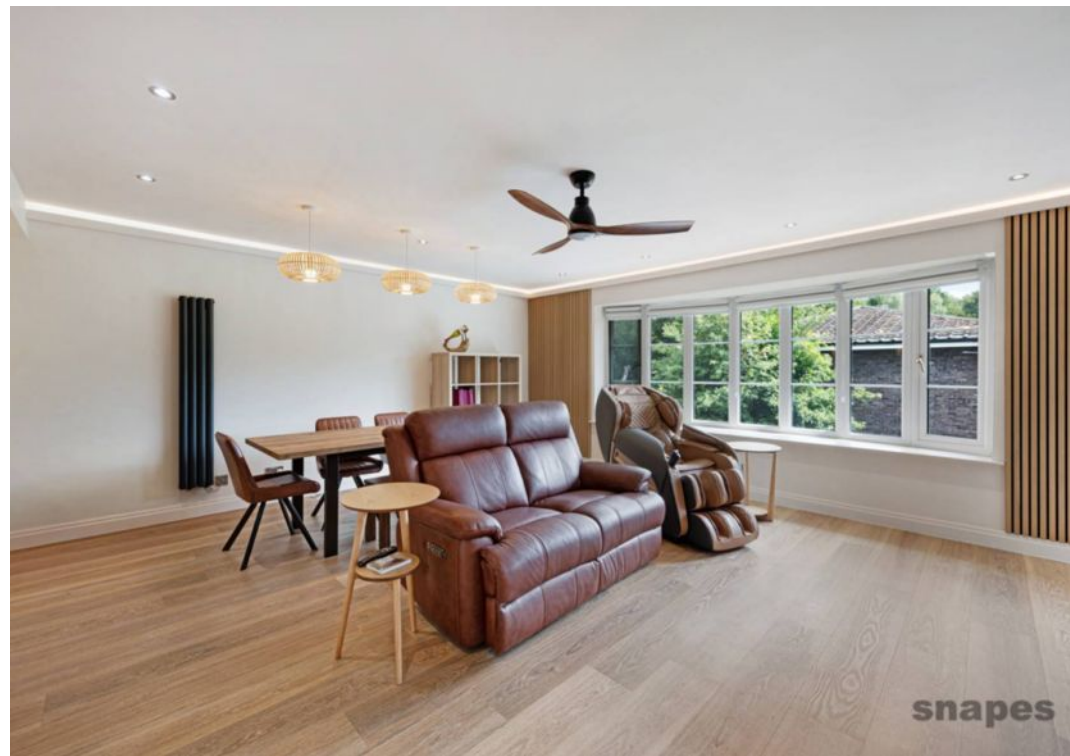


5 Lawnfield Court Warren Close, Bramhall – SK7 3LH
£399,000

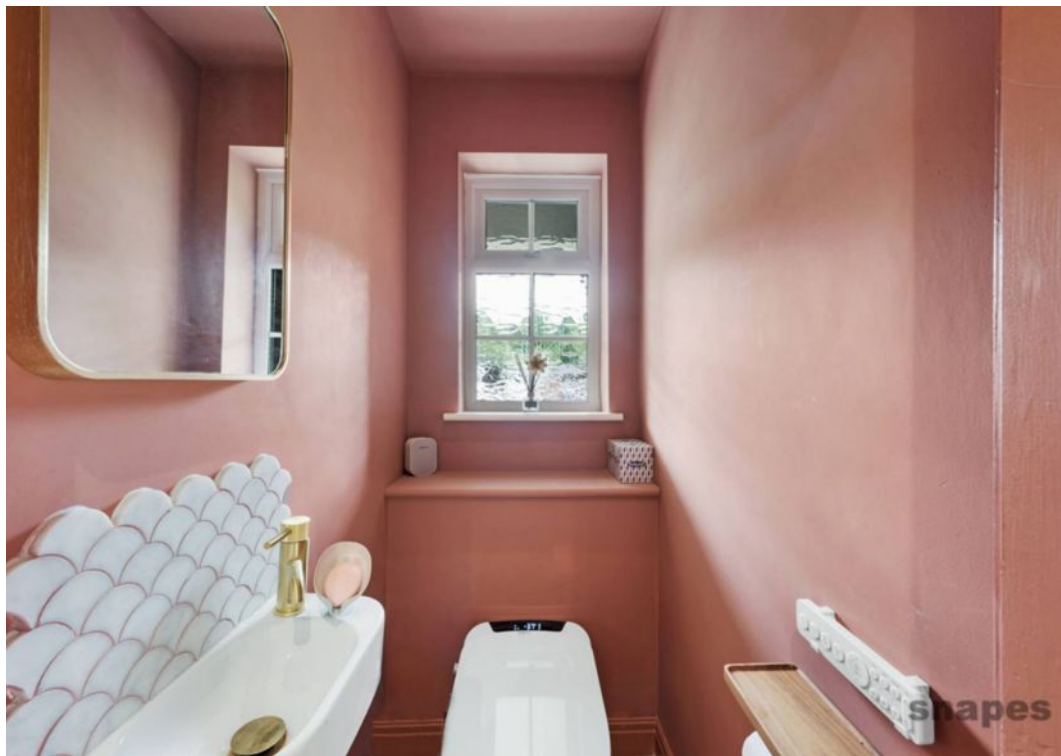


Approximate Total Area: 1084 ft² ... 100.7 m²









We are delighted to offer for sale this second floor apartment which has undergone an extensive program of refurbishment to provide stunning living spaces, which includes a modern kitchen with fitted appliances, plus an extensive range of storage and ample work top space which includes an area which could be used for occasional dining. The lounge area provides light, bright and airy living space, with ample room for both sitting and dining, as demonstrated by the current owner, whilst the additional benefit of a door leading out to the walk-out balcony provides the opportunity to enjoy fresh air without having to leave the apartment. The lounge and balcony both enjoy a green leafy view, typical of the Bramhall Park Location in which the apartment complex is located.

In addition to the above, you have 3 bedrooms in total off the good size entrance hall, which also has built in storage. One of the bedrooms (No.3 as shown on the floor plan) could easily become a study / at-home-office, or hobby room, and we have even seen this space converted in a second bathroom or utility room. Then you have two further bedrooms which boast impressive measurements and both enjoy a similar leafy view via the windows. The main bathroom is sublime, with a high end suite fitted, ensuring both practicality and comfort, amenities fitted and design (See photos). Finally you have the separate WC, which enables one to use the bathroom/shower room and a guest to use the WC/Toilet without tying up both rooms.

Parking: There is a single garage included.

Outside there are well maintained gardens, with lawn areas, flower bed borders, pathways to main apartment entrances.

Important - wherever you are reading this (online) please click on the link or tab which is named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport, flood risks etc.

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 01.01.2013
3. **Ground Rent:** No Ground Rent.
4. **Service Charge:** £430 per Quarter (Option to pay monthly).
5. **Other: No Pets Allowed**

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Marketing: Our floor plan may not show some small recess areas, usually measured into Bay Windows, may not show all support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale or rental lease, both internally and externally. If buying we strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.



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