

**Bramall Lane,** 

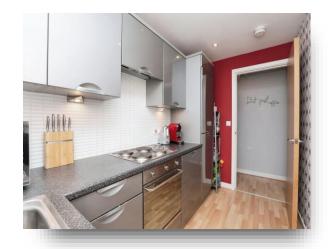
# welcome to

# **Bramall Lane,**

A two-bedroom apartment within a popular postcode. Offering beautiful living accommodation throughout this property also has an allocated space in the underground car park. Close to local amenities and transport links. NO CHAIN.













#### **Entrance Hall**

This hall allows access to all rooms including the cloakroom which houses the water tank.

## Lounge

14' 10" x 13' 4" ( 4.52m x 4.06m )

The spacious lounge/diner offers ample natural light through the two front facing and 2 side facing triple glazed windows. Fitted with an electric radiator.

#### Kitchen

10' 10" x 5' 10" ( 3.30m x 1.78m )

Having an integrated washer, extractor, electric oven, hob and fridge freezer. Additionally there is ample storage, air vents and spotlights.

#### **Bedroom One**

11' 3" x 13' 6" ( 3.43m x 4.11m )

Having an electric heater and rear facing double glazed safety windows.

#### **En-Suite**

Having a walk-in water fall shower, towel radiator, low flush w/c and air vent.

### **Bedroom Two**

8' 7" x 11' 4" ( 2.62m x 3.45m )

Having a rear facing window.

#### **Bathroom**

Having a towel radiator, low flush w/c, sink basin and air vent.

## **Parking**

An allocated parking space is accompanied with the property.





## welcome to

# **Bramall Lane,**

- Two bedroom apartment
- NO CHAIN
- Modern en-suite
- Corner Plot Apartment
- Sought after location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2676.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £110,000







Randall St.

Hill St.

Alderson Pl.

Alderson Pl.

Alderson Pl.

Map data ©2025 Google

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/CPK114614



Property Ref: CPK114614 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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