



Andrew J.
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Independent Estate Agents

Ladybrook Road, Bramhall, Stockport, SK7 3NZ

Guide Price £385,000

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- Second Floor Apartment
- Two Double Bedroom
- South Facing Balcony
- Impressive Presentation Throughout
- Off Road Parking & Garage
- Tranquil Development in a Desirable Location
- Master Suite with En Suite
- Stylish Large Shower Room
- Beautiful Breakfast Kitchen with Island
- Tenure - Leasehold / Council Tax Band - E / EPC - TBC

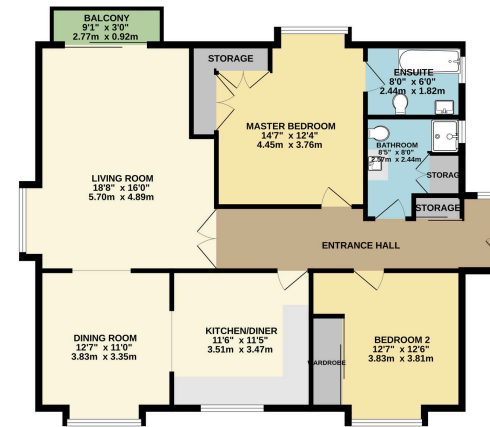


An EXCEPTIONAL TOP FLOOR APARTMENT with a SOUTH FACING BALCONY, situated in a TRANQUIL TREE LINED DEVELOPMENT located within easy reach of BRAMHALL AND CHEADLE HULME VILLAGES . The accommodation comprises of an entrance hallway with extensive storage, large open plan lounge diner, stylish breakfast kitchen with feature island, large master suite with en suite shower bathroom and a further double bedroom served by a three piece shower room with storage. Externally, there is beautiful communal gardens, residents parking and a garage offering secure parking and storage.

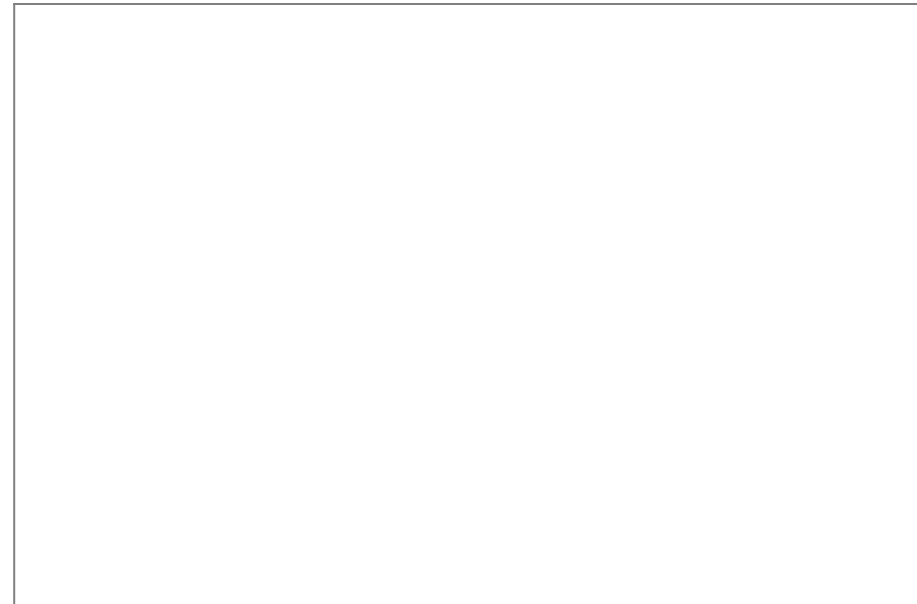




GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq ft (102.8 sq m) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms are not guaranteed. They should be used as a guide only. The actual layout of the property may vary from the floor plan. The actual layout of the property may vary from the floor plan. The actual layout of the property may vary from the floor plan.



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