



## Ladybrook Road, Bramhall, Stockport, SK7 3NZ

Guide Price £375,000

🛏️ 2 🍳 2 🚗 2

- 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 - C

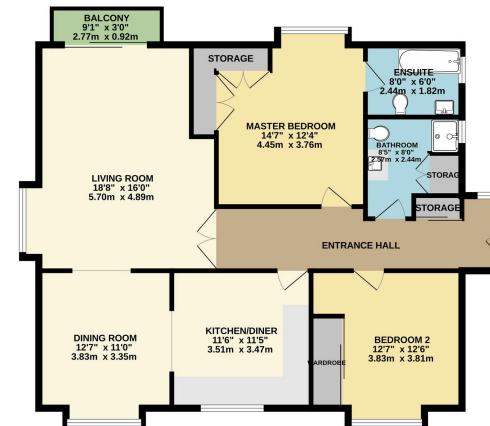


An EXCEPTIONAL TOP FLOOR APARTMENT with a SOUTH FACING BALCONY, situated in a TRANQUIL TREE LINED DEVELOPMENT located within easy reach of BRAMHALL AND CHEADLE HULME VILLAGES . The accommodation comprises of an entrance hallway with extensive storage, large open plan lounge diner, stylish breakfast kitchen 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.

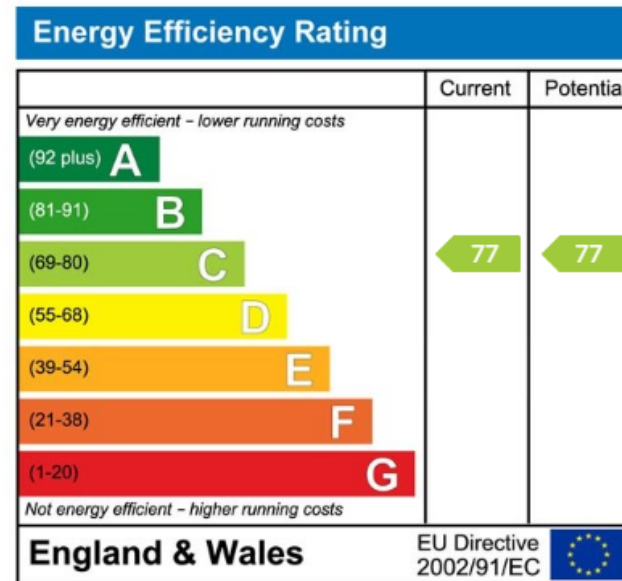




GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



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, the measurements are approximate and should not be used for any legal or contractual purposes. The actual layout and dimensions may vary and the purchaser should verify the same with the developer.



9 Gatley Road, Cheadle, Cheshire SK8 1LY Tel. 0161 428 1488 Fax. 0161 428 1479  
Email. [mail@andrewdawson.co.uk](mailto:mail@andrewdawson.co.uk)