

12 Glenbourne Park

Bramhall, Cheshire, SK7 1JG



mosley jarman



**12 Glenbourne Park, Bramhall,
Cheshire, SK7 1JG**

£240,000

An extremely well presented two double bedroom, two bathroom (one en-suite) first floor retirement apartment. The property benefits from UPVC double glazing, allocated parking, garage, fully boarded loft room and is offered for sale with no onwards chain. The accommodation includes; a communal entrance hallway (with storage), private hallway (with two storage cupboards and a airing cupboard) which leads to a spacious dual aspect living room (with sliding doors leading to a balcony which enjoys views over the communal gardens), modern kitchen (fitted with matching wall and base units, a range of Neff appliances including fridge/freezer, oven and separate hob, extractor fan, washing machine, breakfast bar and balcony), bathroom (fitted with a shower enclosure, chrome heated towel rail and sink storage unit) and two bedrooms (both benefitting from fitted wardrobes). Over 60 years old for Ladies and over 65 years old for Gentlemen.



- Well presented first floor apartment
- Two bedrooms
- Two bathroom (one en-suite)
- Modern kitchen
- Allocated parking
- Loft room (19ft x 8ft)
- Balcony
- Walking distance to Bramhall Village
- Garage
- No onwards chain



The grounds and gardens

Glenbourne Park is situated in a sought after, quiet location within walking distance to Bramhall village and local amenities. The property also benefits from allocated parking and a private garage.

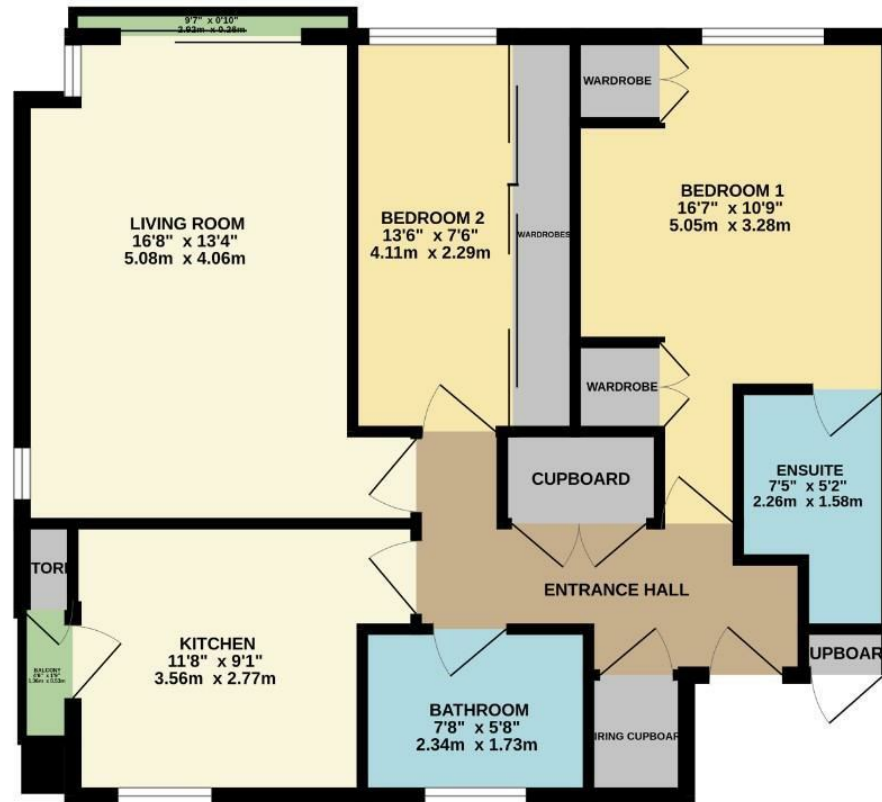
The location

Bramhall is an attractive, leafy and affluent village, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain). Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a

vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Postcode:	SK7 1JG
What 3 Words:	repay.pint.career
Council Tax Band:	D
EPC Rating:	DTBC
Tenure:	Leasehold

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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.

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