

# 4 Lawnfield Court Warren Close

Bramhall, Cheshire, SK7 3LH



*mosley jarman*



## 4 Lawnfield Court Warren Close, Bramhall, Cheshire, SK7 3LH

**£300,000**

A well-presented and spacious two double bedroom first floor apartment situated in a purpose built development which are located in a quiet position overlooking Bramhall Lane Tennis Club in the Bramhall Park area. The property benefits from UPVC double glazing, electric under floor heating, communal gardens/ parking, private garage and is also offered for sale with no onwards chain. The accommodation includes; communal entrance hallway, private hallway (with storage cupboards and a security entry phone system), spacious living/dining room (with a large bay window, access to a South East facing balcony which enjoys fantastic open views overlooking the beautiful maintained communal gardens), stylish kitchen (fitted with high quality matching wall and base units, integrated and space for appliances), two double bedrooms (both with fitted wardrobes), modern bathroom and a separate wc. Leasehold (residents all own a share of the freehold- lease approx. 989 years remaining).



- Well presented and spacious first floor apartment
- Sought after location
- Open plan living/dining room
- Beautiful maintained communal gardens
- Private garage
- Two double bedroom (both with fitted wardrobes)
- Situated close to Bramhall Park
- Private South East facing balcony
- UPVC double glazing
- No onwards chain



### The Grounds and Gardens

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, 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), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. 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 its own 5K Run.

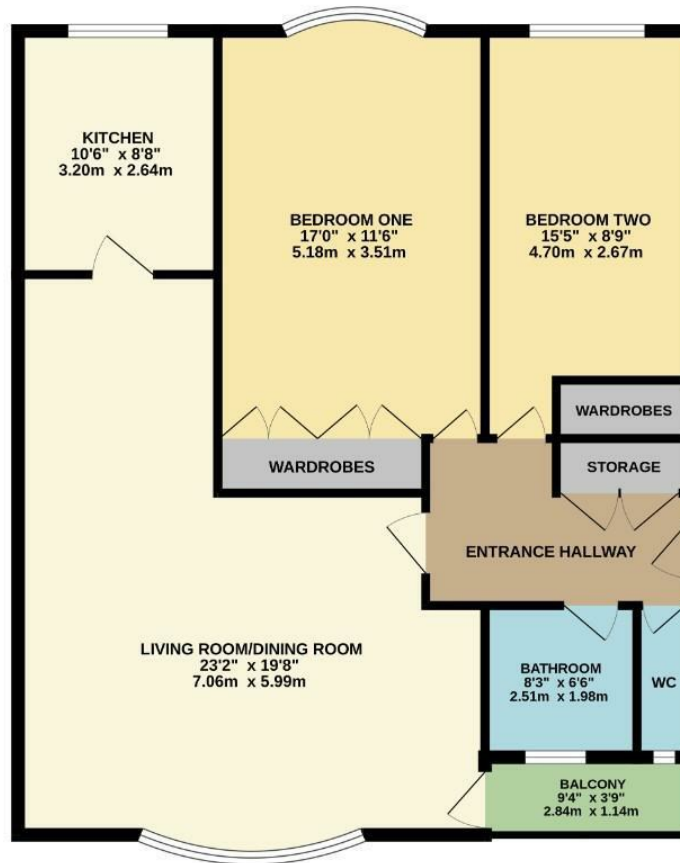
Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramhall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit 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, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### The Location

Lawnfield Court is situated in a quiet sought after location close to Bramhall Park and within walking distance to local shops. The development benefits from mature communal gardens, parking and garages.

Postcode: **SK7 3LH**  
What 3 Words: **large.lobby.indoor**  
Council Tax Band: **D**  
EPC Rating: **C**  
Tenure: **Leasehold**

GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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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