

# Flat 6 Hampton House

Bramhall, Cheshire, SK7 2DL



*mosley jarman*



## Flat 6 Hampton House, Bramhall Lane South, Bramhall, Cheshire, SK7 2DL

**£325,000**

A well-presented and spacious two double bedroom, two bathroom ground floor apartment situated at the rear of the development in the highly regarded 'Hampton House' within a short walk of Bramhall village and train station. The apartment benefits from communal garden/patio areas, secure underground allocated parking, lock up storage, UPVC double glazing, gas fired central heating, alarm system, video entry and is offered for sale with no onward chain. The accommodation includes; communal entrance hallway (with lift access and stairs to other floors), private entrance hallway (with storage and cloaks), spacious living/dining room (with electric fire and French doors which provide direct access onto the communal gardens), kitchen (fitted with modern matching wall and base units and integrated appliances), master bedroom (with fitted wardrobes and dressing area), ensuite (with walk in shower and heated towel rail), a second double bedroom (with fitted wardrobes) and bathroom (with matching four piece suite and heated towel rail).



- Two double bedroom ground floor apartment
- Located at the rear of the development
- No onward chain
- Spacious living room with French doors directly onto communal gardens
- Extremely popular development in the heart of Bramhall
- Central Bramhall location
- Secure underground parking and lock up storage
- Well maintained communal gardens
- Visitors parking
- Well presented throughout



### Grounds & Gardens

Outside the property benefits from secure allocated underground parking and with lift access to all floors, visitors parking and secure lock up storage. In addition the development is set within pleasant and well maintained communal gardens. The apartment being sold is situated at the rear of the development with direct access onto the communal gardens.

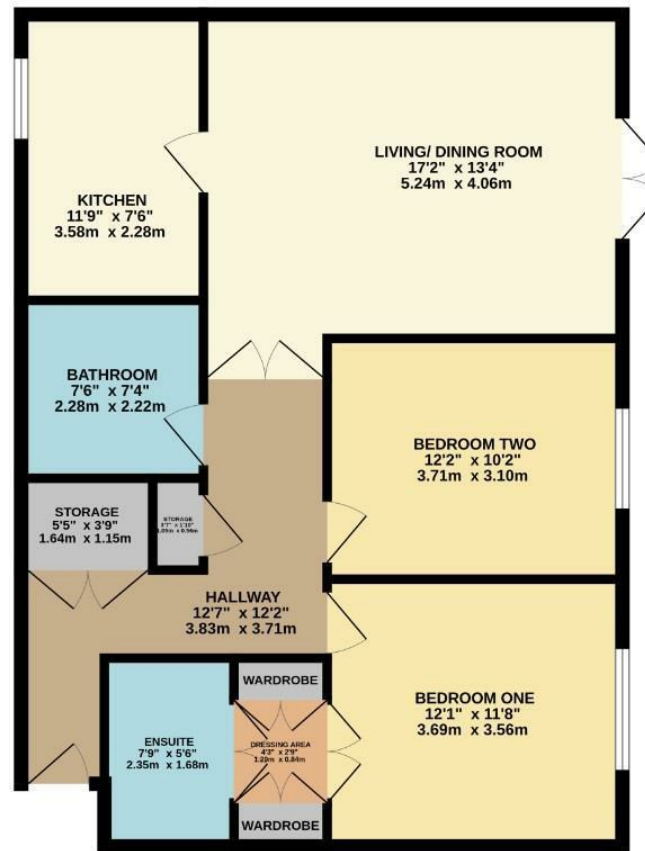
### The Location

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 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, 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.

Postcode: SK7 2DL  
What 3 Words: repay.pages.driven  
Council Tax Band: E  
EPC Rating: C TBC  
Tenure: Leasehold

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.  
While 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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