

17 Glenbourne Park

Bramhall, Cheshire, SK7 1JG



mosley jarman



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Offers Over: £280,000

An immaculately presented two double bedroom, two bathroom (one en-suite) first floor retirement apartment situated in a sought after, quiet location within walking distance to Bramhall village and local amenities. The property benefits from UPVC double glazing, allocated parking and a south facing balcony. The property is also offered for sale with no onwards chain. The accommodation includes; a communal entrance hallway, private hallway (with two large storage cupboards), spacious dual aspect living room (with a Juliet balcony overlooking the well maintained and private communal gardens and a modern electric fire), stylish kitchen (fitted with white gloss matching wall and base units, integrated appliances including a NEFF hide and slide oven, Panasonic microwave oven and grill and integrated fridge/freezer and a balcony), modern bathroom (with bath, vanity sink unit and a heated towel rail) and two double bedrooms (master benefitting from bespoke fitted wardrobes and ensuite with walk in shower, rainwater shower head, vanity sink unit and a heated towel rail). This property is for over 60 years old for Ladies and over 65 years old for Gentlemen.



- Immaculately presented first floor retirement apartment
- Two modern bathrooms (one en-suite)
- Allocated parking and visitor parking
- UPVC double glazing
- Over 60 years old for Ladies and over 65 years old for Gentlemen
- Two double bedrooms
- Stylish kitchen with high quality appliances
- Well maintained South facing communal gardens
- Walking distance to Bramhall village
- No onwards chain



The Grounds & Gardens

Glenbourne Park is situated in a sought after, quiet location which is within walking distance to Bramhall village and local amenities.

The location

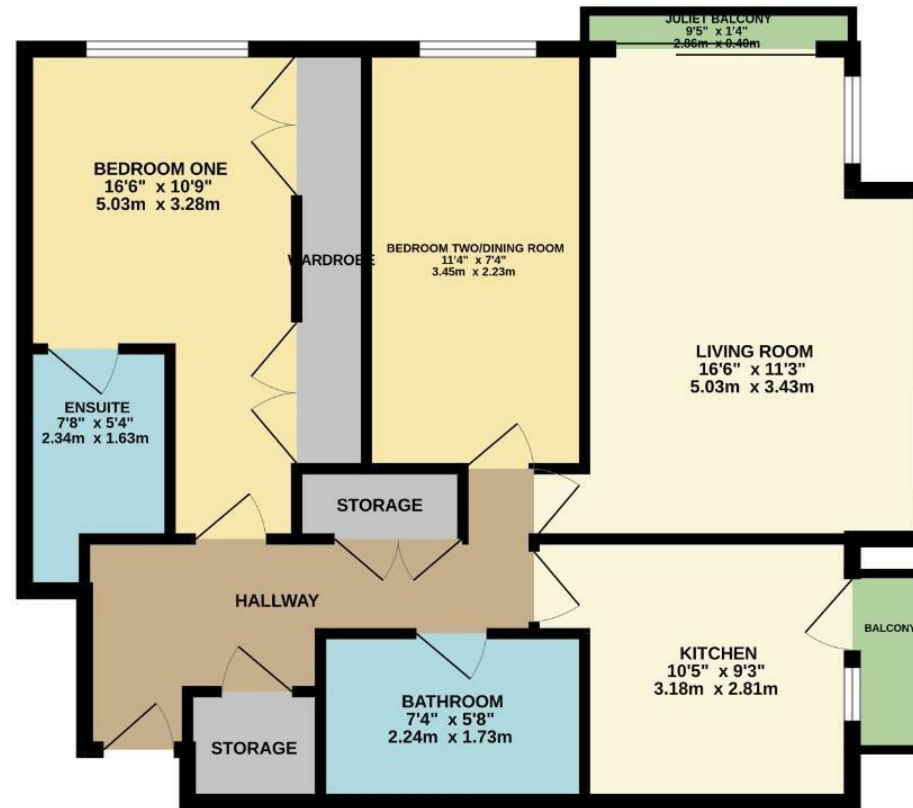
Bramhall is an attractive, leafy and affluent village, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place 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.

Important Information

Heating - Electric central heating
 Mains - Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)**
 Water Meter- Tbc
 Leasehold (99 years term and 64 years remaining)
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three*
 Mobile providers- Mobile coverage at the property available with all main providers*.
 * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.
 ** Information provided by GOV.UK

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

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.