

Flat 17, Hampton House  
Bramhall Lane South  
Bramhall, Cheshire, SK7 2DL



*mosley jarman*



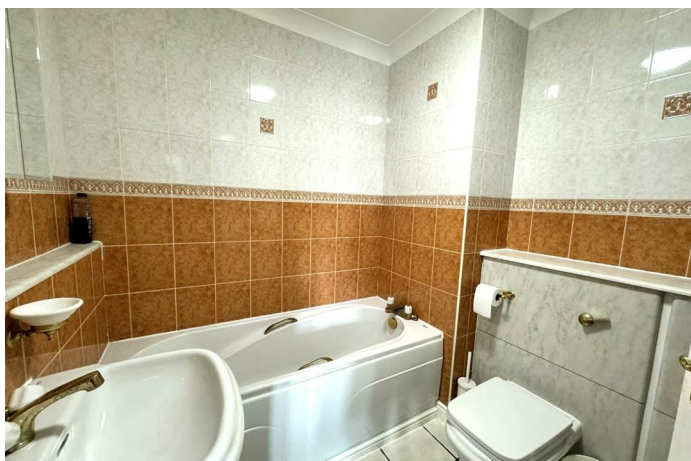
**Flat 17, Hampton House Bramhall Lane South, Bramhall, Cheshire, SK7 2DL**

**£350,000**

A well presented and bright second floor two bedroom, two bathroom apartment located in the highly regarded 'Hampton House' close to Bramhall Village. The property also has the added benefit of a loft with light, which is accessed via a pull-down ladder providing good sized and invaluable storage within the property. Hampton house is set behind electric gates and within well maintained communal gardens with visitors parking. There is also a lift to all floors. The accommodation includes; communal entrance hallway (with lift access), private entrance hallway (with loft access and storage), living/dining room (with electric fire and Juliet balcony enjoying a southerly aspect), kitchen (fitted with matching wall and base units, integrated appliances including electric hob, AEG oven, fridge/freezer and dishwasher), bathroom (with tiles floor to ceiling and bath), master bedroom (with fitted wardrobes and en-suite) and second bedroom (with fitted wardrobes and a balcony).



- Second floor apartment
- Two double bedrooms (Lift to all floors)
- Two modern fitted bathrooms
- Gas fired central heating
- Good sized kitchen with integrated appliances
- Loft storage space
- Secure undercover parking
- Basement storage
- Close to Bramhall Village and train station
- South facing balcony



### The 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 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.

### Important Information

Heating - Gas central heating (radiators)  
 Mains - Gas, electric, water and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter- No  
 Leasehold  
 Broadband providers - Openreach- FTTC (Fibre to the Cabinet). 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

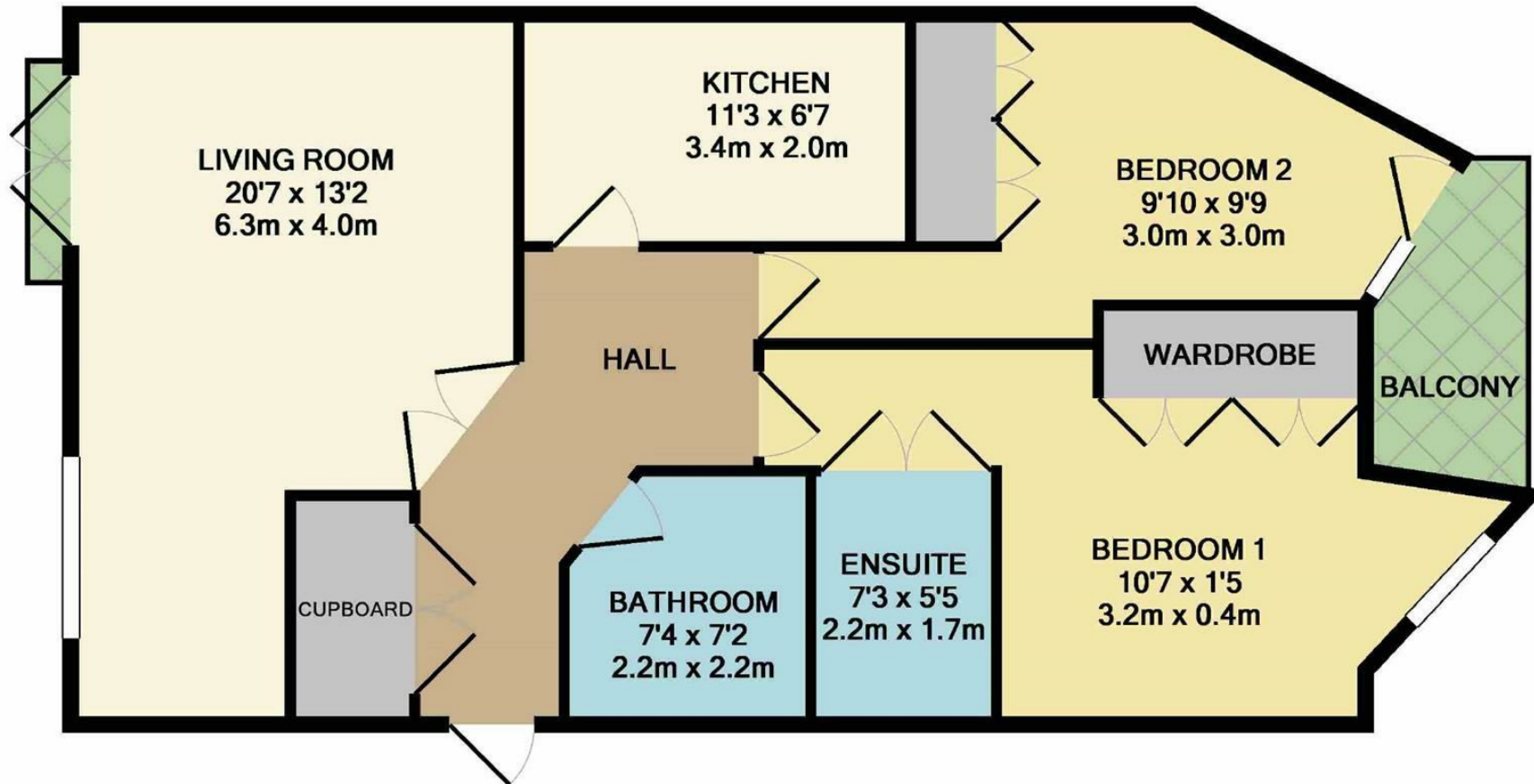
Postcode: **SK7 2DL**

What 3 Words: **flames.unique.model**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Leasehold**



TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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