

9 Rowan Lodge, 61  
Dairyground Road  
Bramhall, Cheshire, SK7 2QW



*mosley jarman*



**9 Rowan Lodge, 61 Dairyground Road, Bramhall, Cheshire, SK7 2QW**

**£220,000**

A superb two double bedroom second floor apartment situated in a select development of just nine apartments close to Bramhall village, train station and local amenities. The property benefits from communal parking, private garage, UPVC double glazing, electric under floor heating (economy 7) and pleasant well maintained communal grounds. The accommodation includes; communal hallway, private entrance hallway (with storage), spacious living/dining room, kitchen (fitted with matching wall and base units, integrated appliances including electric hob, NEFF oven and space for fridge freezer and washing machine), two double bedrooms (master with fitted wardrobes) and a bathroom (with modern sanitaryware including walk in shower, storage cupboard and a modern high capacity high pressure water tank). The property is also being marketed with no onwards chain.



- Two double bedroom second floor apartment
- Select development of just nine apartments
- Close to local amenities
- Communal parking
- Spacious living/ dining room
- Close to Bramhall village and train station
- Popular Residential location
- Detached garage (8ft7 x 17ft3)
- Walking distance of Bramhall Park
- No onwards chain



### The Grounds and Gardens

To the front of the development it benefits from immaculate communal gardens with a pathway leading to the front door. To the rear of the development there is communal parking and a bigger than average detached garage (8ft7 x 17ft3).

### 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

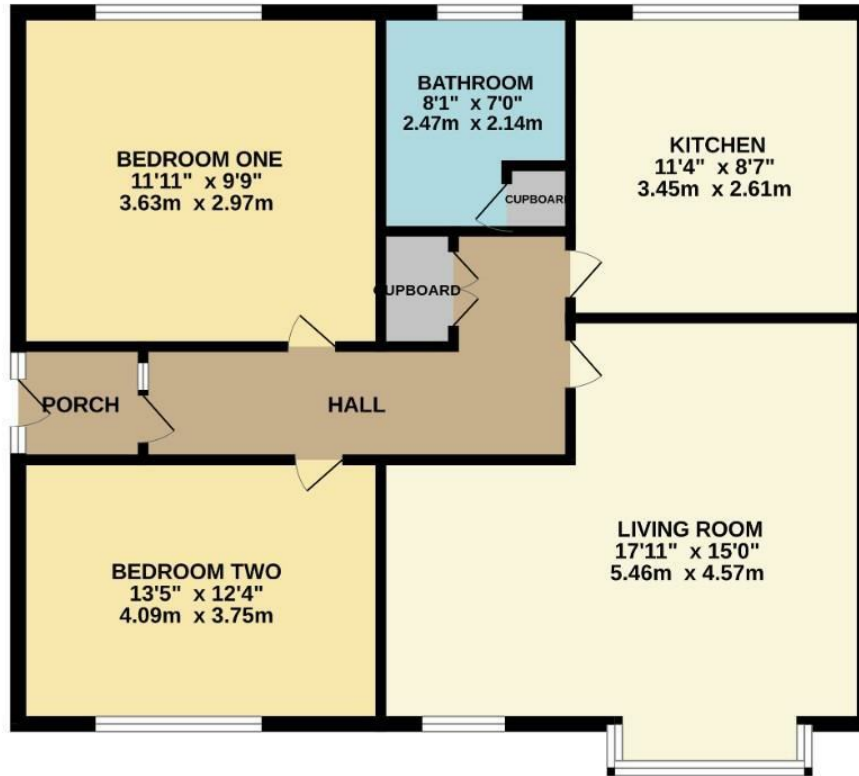
Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also 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.

### Important Information

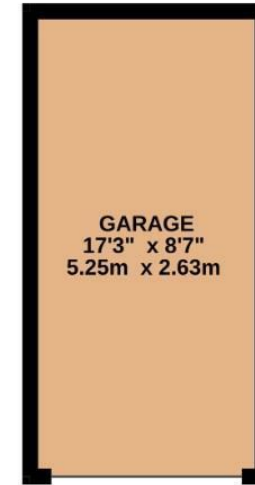
Heating - electric under floor heating (economy 7)  
 Mains - electric, water and drains  
 Property Construction- Brick built and recently replaced felt roof  
 Flood Risk -Medium risk (Surface water), Very low risk of flooding (sea and rivers)\*\*  
 Water Meter - yes (under sink in kitchen)  
 Leasehold  
 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 2QW**  
 What 3 Words: **best.print.expert**  
 Council Tax Band: **C**  
 EPC Rating: **E**  
 Tenure: **Leasehold**

GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



GARAGE  
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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