

# Apartment 3, Parklands Carrwood Road

Bramhall, Cheshire, SK7 3GR



*mosley jarman*



## Apartment 3, Parklands Carrwood Road, Bramhall, Cheshire, SK7 3GR

**£425,000**

A stylishly presented and spacious two double bedroom two bathroom (one ensuite) ground floor apartment which forms part of a purpose built gated development of modern luxury apartments constructed in 2003. The accommodation includes; communal entrance, private entrance hallway (with storage and utility room (with plumbing for appliances and additional storage), dining kitchen (fitted with modern matching wall and base units, integrated Neff appliances, granite island and worktops), spacious living room (with living flame gas fire and stylish surround), master bedroom (with fitted wardrobes and dressing area) and ensuite bathroom (with shower enclosure, vanity sink unit, heated towel radiator and tiled floor to ceiling), a further double bedroom (with fitted wardrobes) and a modern bathroom (with three piece suite, shower over bath and heated towel rail).



- A stylishly presented and spacious ground floor apartment
- Exclusive gated development of luxury apartments
- Two double bedrooms
- Two bathrooms
- Modern dining kitchen (with Neff appliances)
- Landscaped & established communal grounds
- Double glazing & gas central heating
- Private access to Bramhall Park
- Garage and communal parking
- No onwards chain



### The Grounds and Gardens

The apartments stand back from the road behind impressive landscaped and established gardens and there is parking and garages to the rear.

### 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.

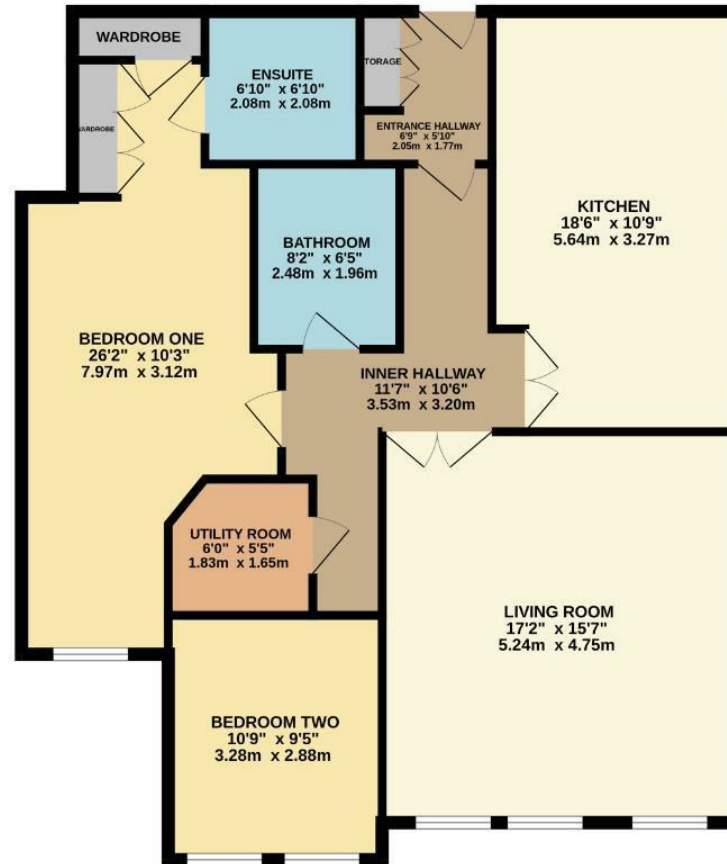
Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Heating - Gas central heating (radiators)  
 Mains - Gas, 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  
 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 3GR**  
 What 3 Words: **cling.trick.path**  
 Council Tax Band: **E**  
 EPC Rating: **B**  
 Tenure: **Leasehold**

GROUND FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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