

# 11 Dinglewood

Bramhall, Cheshire, SK7 3NE



*mosley jarman*



## 11 Dinglewood Ladybrook Road, Bramhall, Cheshire, SK7 3NE

**£350,000**

A superbly presented two double bedroom top floor apartment situated in a small modern purpose built development in a quiet, leafy location within a short walk of Bramhall Park and within walking distance of Cheadle Hulme village, local amenities and train station. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), private West facing balcony, well maintained communal gardens, parking and private garage. The accommodation includes; secure communal entrance hallway and private entrance hallway with storage. Extremely spacious living/ dining room with bay window, engineered wood flooring and access to a private balcony (which offers lovely west facing views over the communal gardens). The kitchen is fitted with stylish matching wall and base units and integrated appliances. The two double bedrooms both have fitted wardrobes and there is a stylish refitted bathroom which is fully tiled with contemporary sanitary ware, separate shower enclosure and heated towel rail).



- Spacious two double bedroom second floor apartment
- Superbly presented throughout
- Large living/dining room
- Modern kitchen
- Communal parking and gardens
- Close to Bramhall Park
- Walking distance of Cheadle Hulme village
- Private West facing balcony
- Refitted bathroom
- Private garage



### The Grounds & Gardens

A driveway to the front of the development leads to the apartment and provides access to communal parking and a private garage. The apartment benefits from well established gardens and communal grounds to the front and rear of the development.

### The Location

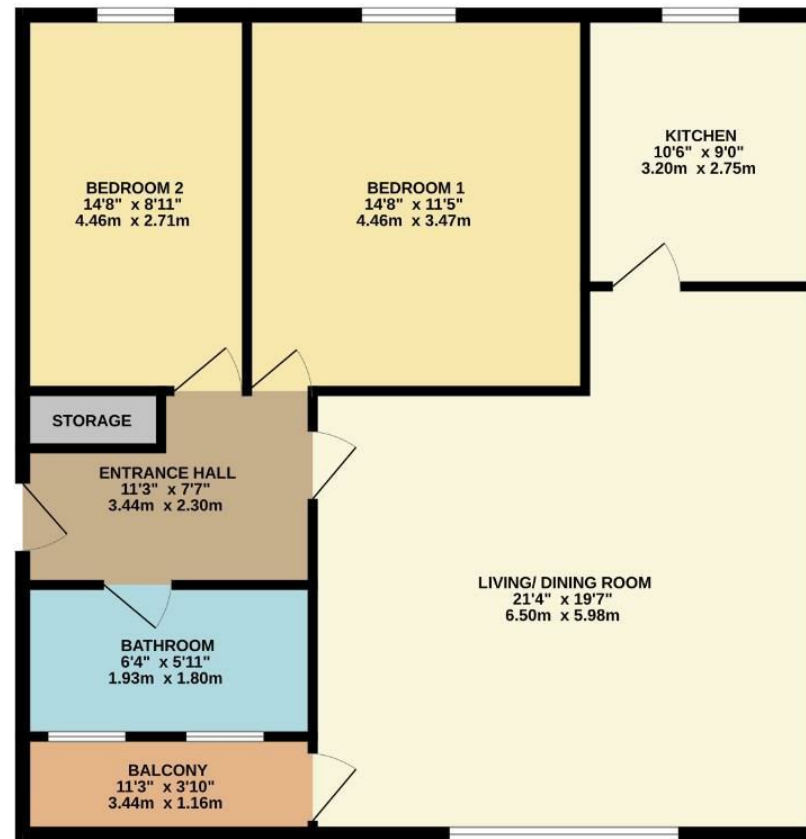
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter- Present at Property.  
 Leasehold- 999 year lease from 1975.  
 Service Charge £200 per month (No Ground Rent)  
 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 Virgin, Media, EE & Three\*  
 Mobile providers- Mobile coverage at the property available with all main providers\* (Outdoors). Limited coverage (Indoors).  
 \* 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 3NE**  
 What 3 Words: **answer.purely.punk**  
 Council Tax Band: **D**  
 EPC Rating: **C**  
 Tenure: **Leasehold**

GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq ft. (91.6 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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