

15 Hampton House Bramhall Lane South

Bramhall, Cheshire, SK7 2DL



mosley jarman



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£350,000

Video Tour available- An extremely well presented and spacious two double bedroom, two bathroom second floor (top floor apartment) situated in the highly regarded 'Hampton House' development within a short walk of Bramhall village and train station. The apartment benefits from communal garden, secure underground allocated parking, lock up storage, UPVC double glazing, gas fired central heating run by a combination boiler. In addition there is no onwards chain. The accommodation includes communal entrance hallway (with lift access and stairs), private entrance hallway (with one double and one single storage cupboards and loft access (partly-boarded)), spacious living/ dining room (with French doors and Juliet balcony), kitchen (fitted with matching wall and base units with space for appliances and integrated higher-level oven and gas hob), master bedrooms (with fitted wardrobes and ensuite shower room), second double bedroom and a three-piece suite bathroom.



- Two double bedroom top floor apartment
- No onwards chain
- Secure underground parking and lock up storage
- Two bathrooms
- Well maintained communal gardens
- Extremely popular development in the heart of Bramhall
- Extremely well presented throughout
- Visitors parking
- Spacious living/ dining room
- Leasehold



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 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

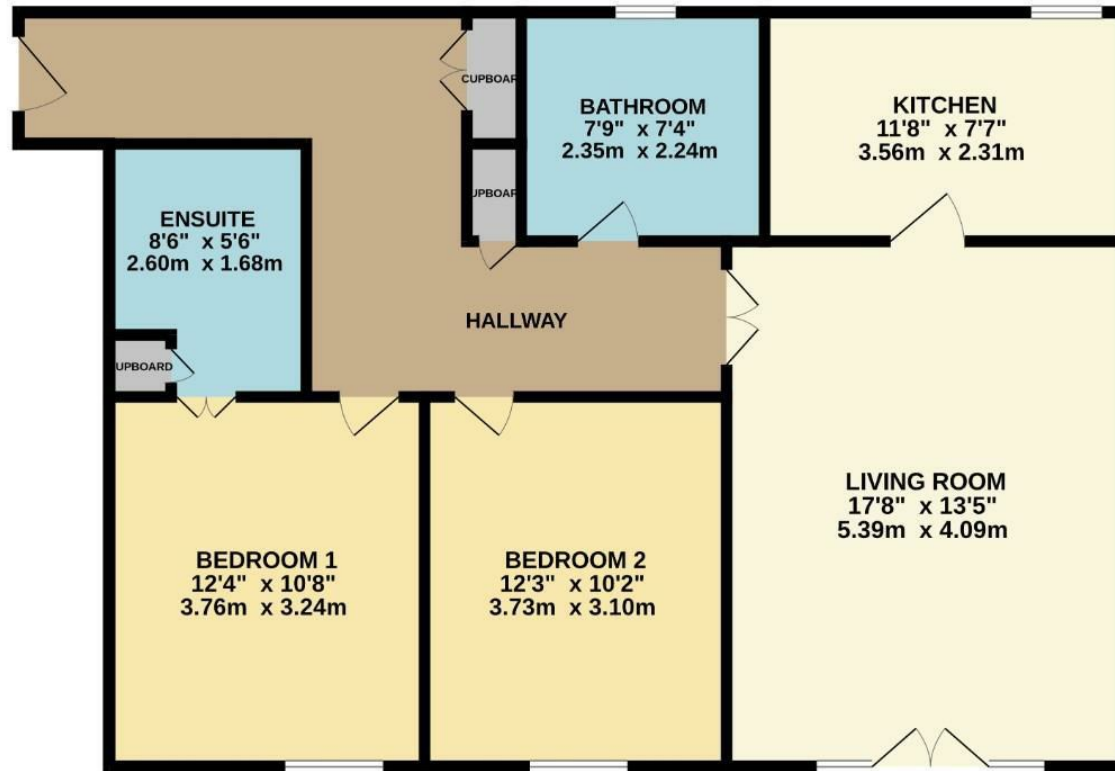
Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also 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, water and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter- Present at property- communal
 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: **quiet.faded.purely**
 Council Tax Band: **E**
 EPC Rating: **C**
 Tenure: **Leasehold**

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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