

# Apartment 9, Hawthorn Lodge Bramhall Lane

Davenport, Stockport, SK3 8TX



188  
HAWTHORN LODGE  
← 10-15 FLATS 1-9 →

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**Apartment 9, Hawthorn Lodge  
Bramhall Lane, Davenport,  
Stockport, SK3 8TX**

**£200,000**

A superbly presented and spacious two double bedroom top floor apartment situated in a purpose-built development in a quiet, leafy location within a short walk of local shops, amenities, and Davenport Train Station. The property benefits from UPVC double glazing, underfloor heating, phone entry system, communal parking and a garage. The accommodation includes; entrance porch, hallway (with storage and loft access), living room (with electric fire and stylish surround), contemporary kitchen (fitted with wall and base units, integrated and space for appliances), modern bathroom (with tiles floor to ceiling, shower over bath, storage and a heated towel rail) and two double bedrooms (both benefitting from fitted wardrobes).



- A spacious top floor apartment
- Superbly presented throughout
- Modern kitchen
- Underfloor heating
- Garage
- Two double bedrooms
- Walking distance of Davenport train station and local shops
- UPVC double glazing
- Communal parking and gardens



### Grounds and Gardens

The apartment benefits from well established gardens and communal grounds to the front and rear of the development.

### The Location

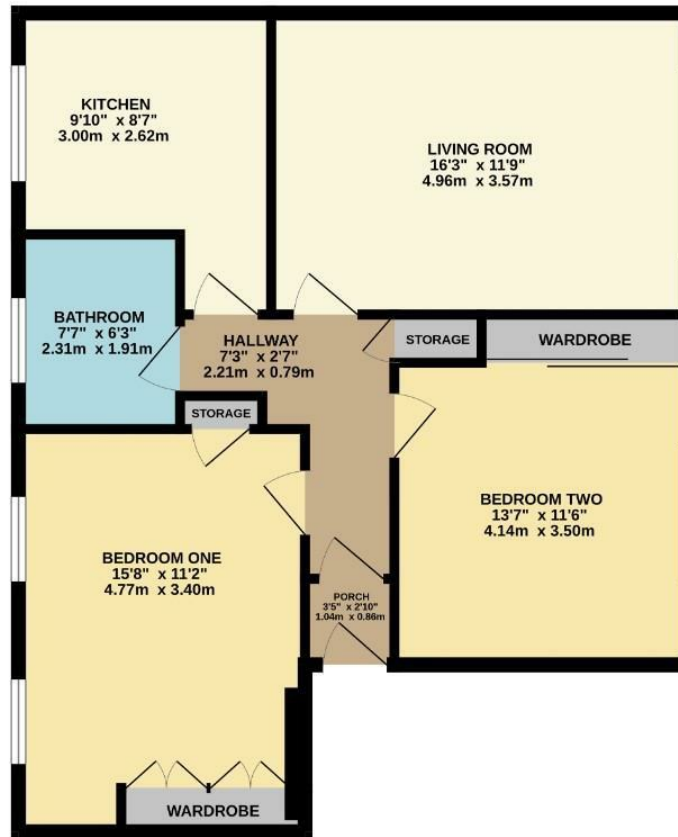
Davenport is a district of Stockport, Greater Manchester, England; until 1974, it was part of Cheshire. At the 2011 census, it had a population of 14,924.[1]. The railway station, at Davenport's main road junction, allows travel by rail towards Manchester Piccadilly, Stockport, Hazel Grove and Buxton. Services are generally half-hourly, but hourly on Sundays. Local bus services are operated by Stagecoach. Routes include the regular 192 service along Buxton Road between Manchester and Hazel Grove. Cale Green Park is a popular local attraction with its bowling green, tennis court, basketball court and playground. Stockport Lacrosse Club, the oldest in the world, have played at Cale Green Cricket Club since 1876.

### Important Information

Mains - Underfloor heating, electric, water 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- 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.  
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: **SK3 8TX**  
What 3 Words: **lands.paper.posed**  
Council Tax Band: **C**  
EPC Rating: **D**  
Tenure: **Leasehold**

GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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