

23 Glenbourne Park

Bramhall, Cheshire, SK7 1JG



mosley jarman



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£270,000

Nestled in the picturesque Glenbourne Park of Bramhall, this charming first-floor apartment offers two bedrooms, two bathrooms (one en-suite). This superbly presented retirement apartment is a true gem. The property benefits from part UPVC double glazing, electric heaters and parking. Situated within walking distance of Bramhall village and local amenities, this retirement apartment caters to individuals over 60 years old for Ladies and over 65 years old for Gentlemen. The accommodation includes; a communal entrance hallway, private hallway (with two storage cupboards providing ample space for belongings), living room (which is a bright and airy space, featuring a Juliet balcony that overlooks the communal gardens and offers space for dining), modern kitchen (with matching wall and base units, integrated appliances and a balcony), stylish bathroom (with walk-in shower, vanity sink unit and a rainwater shower head) and two double bedrooms (with the master bedroom benefiting from an ensuite).



- A superbly presented first floor retirement apartment
- Two double bedrooms
- Two bathrooms (one en-suite)
- Stylish kitchen with balcony
- Spacious living room with Juliet balcony
- Walking distance to Bramhall village
- Parking
- Loft space
- South facing communal gardens
- Over 60 years old for Ladies and over 65 years old for Gentlemen



Grounds and Gardens

Glenbourne Park is situated in a sought after, quiet location within walking distance to Bramhall village and local amenities. The property also benefits from allocated parking

The location

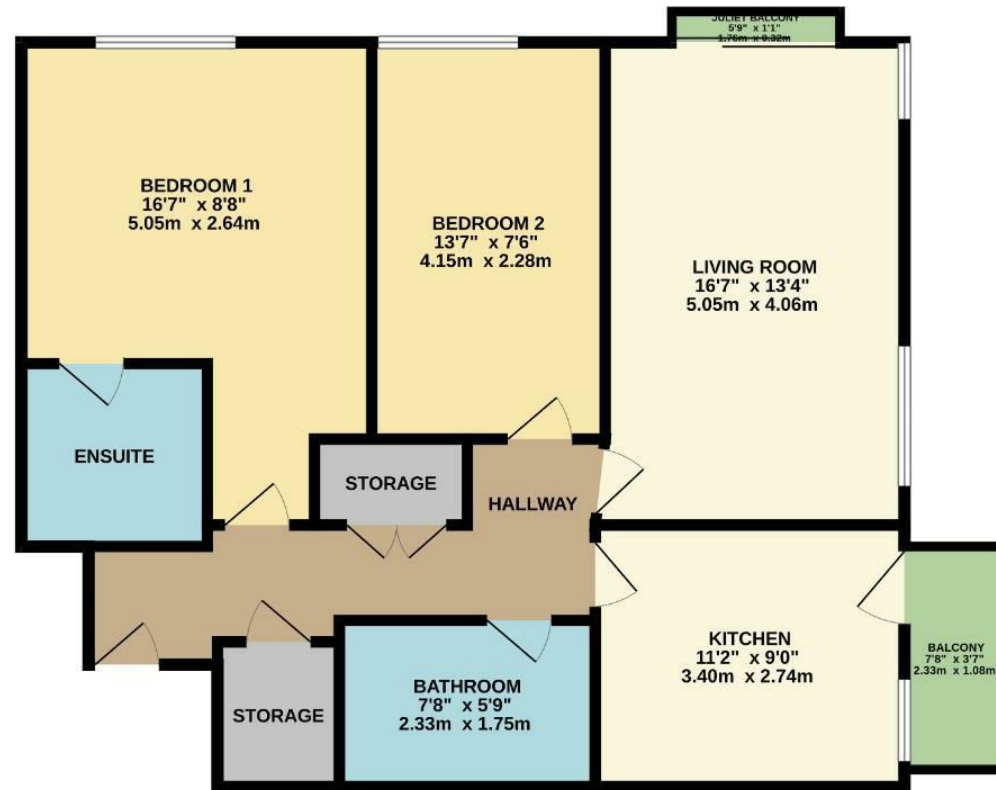
Bramhall is an attractive, leafy and affluent village, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain). 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. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Important Information

Heating - Electric central heating
 Mains - 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- FTTP (Fibre to the Premises). 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 1JG**
 What 3 Words: **novel.look.coins**
 Council Tax Band: **D**
 EPC Rating: **D**
 Tenure: **Leasehold**

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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