

18 Ringmore Road

Bramhall, Cheshire, SK7 3PL



mosley jarman



**18 Ringmore Road, Bramhall,
Cheshire, SK7 3PL**

£150,000

A superbly appointed one double bedroom first floor apartment which forms part of the popular 'New House Farm' estate which is conveniently positioned within a short walk of local shops and public transport. The property benefits from UPVC double glazing, modern electric heaters (Installed February 2023), private entrance, alarm, re-wire and residents parking to the rear. The accommodation includes; a staircase, hall, spacious living room, stylish kitchen (with fridge/freezer, oven and hob), double bedroom with fitted wardrobes and a modern fitted bathroom with shower unit over the bath. NO CHAIN. N.B Under the Estate Agents Act 1979 it is our duty to inform you that our client selling this property is related to a member of staff at Mosley Jarman.



- A well-appointed first floor
- One double bedroom apartment
- Part of the popular 'New House Farm' estate
- Short walk of a local shops and access to public transport
- Stylish re-fitted kitchen and bathroom with shower
- Double-glazing & modern electric heating
- Open green area to the front
- Residents parking to the rear
- Fantastic opportunity for a first time buyer or investor
- No chain



The Grounds and Gardens

To the front of the property there is a front lawn with views over playing fields and on road parking. To the rear of the property there is residential parking.

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 - Electric
 Mains - 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 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 3PL

What 3 Words: plan.trying.fold

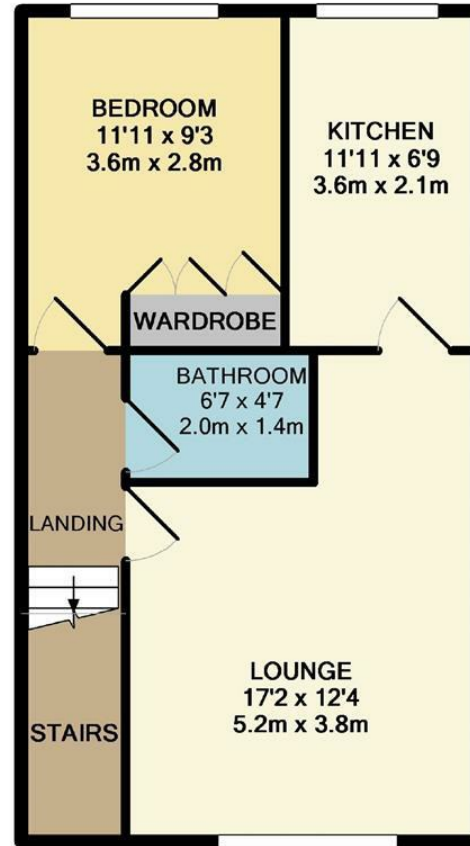
Council Tax Band: B

EPC Rating: D

Tenure: Leasehold



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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