

# 16 Damery Court

Bramhall, Cheshire, SK7 2JY



*mosley jarman*





## 16 Damery Court, Bramhall, Cheshire, SK7 2JY

**Guide Price £225,000**

A superbly positioned 3 bedroom first floor apartment in the very popular Damery Court development on Fir Road, ideally positioned within easy reach of Bramhall village, the amenities on Fir Road and Bramhall Hall and Park. Offered to the market with no onward chain, a garage in a detached block and well presented throughout, this spacious 3 bedroom apartment is bound to appeal to those downsizing, first time buyers and buy to let investors.

Accessed via the secure communal entrance at the front and rear of building, the apartment comprises an entrance hall leading through to the lounge/diner with large picture window and glazed door opening to a balcony. The separate kitchen is positioned at the rear off the living space and houses a range of units with space for a cooker, fridge/ freezer and washing machine plus a large separate storage cupboard.

The main bedroom is a great sized double, positioned at the rear of the building, whilst bedrooms 2 and 3 are positioned at the front. The refurbished bathroom houses an attractive white suite with part tiled walls and vinyl flooring.

- THREE BEDROOM APARTMENT
- WELL PRESENTED THROUGHOUT
- GARAGE INCLUDED
- FIRST FLOOR POSITION
- CHAIN FREE SALE
- COMMUNAL GARDENS AND RESIDENTS PARKING





#### Ground and Gardens

There are attractive communal gardens surrounding the development, with ample residents parking and unrestricted on road 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 Panel heaters

Mains - Electric, waters and drains

Property Construction- Brick built.

Flood Risk -Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*

Water Meter- TBC

Leasehold- 938 years remaining - £15/ annum ground rent.

Service charge £390 per quarter

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 2JY**

What 3 Words: **editor.sunset.modern**

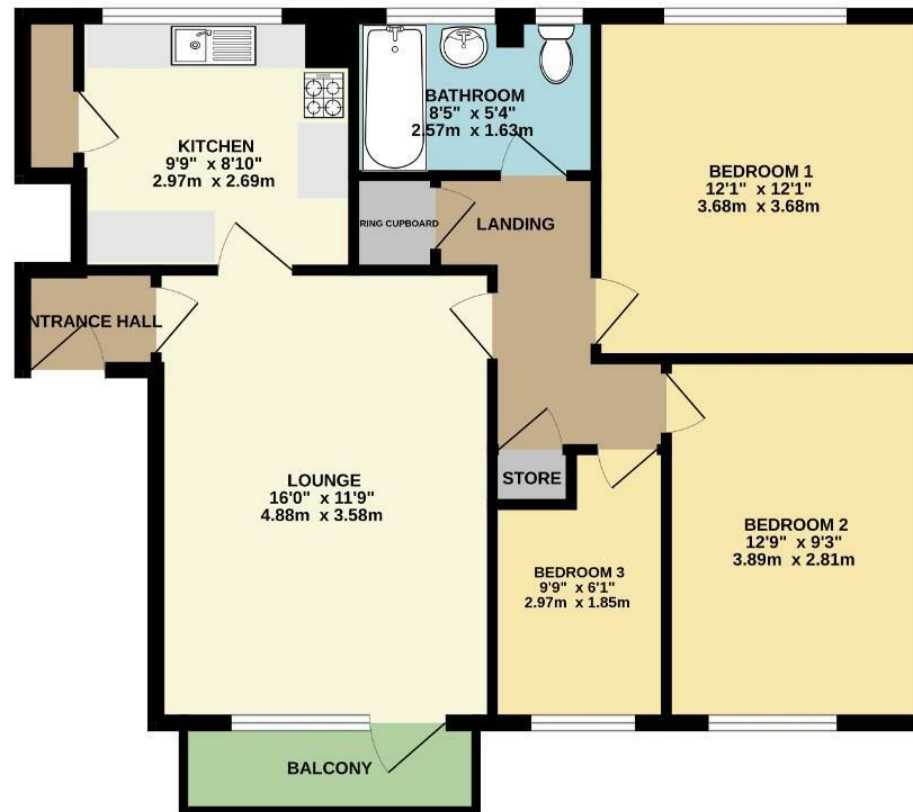
Council Tax Band: **B**

EPC Rating: **D**

Tenure: **Leasehold**



FIRST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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 misstatement. 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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