

5 Tudor Court  
Bramhall, Cheshire, SK7 1BE



mosley jarman



## 5 Tudor Court, Bramhall, Cheshire, SK7 1BE

**£260,000**

A superbly presented and stylish two bedroom, two bathroom first floor apartment, ideally located on Moss Lane in the heart of Bramhall. Set within a secure, gated development, the property offers easy access to Bramhall Village, local schools, and the train station. The apartment benefits from UPVC double glazing and is heated by a combination boiler, offering comfortable and efficient living in a prime location. The accommodation includes; hallway (with a generous storage cupboard and a secure telephone entry system), two double bedrooms (both featuring bespoke fitted wardrobes, with the master bedroom benefitting from a modern en-suite shower room), spacious south facing dual-aspect living/dining room (offering plenty of natural light with defined spaces for relaxing, dining, and entertaining), kitchen (well-appointed with matching wall and base units, granite worktops, and a full range of integrated appliances) and a contemporary main bathroom (fitted with stylish sanitary ware and a quality finish). In addition the property is being sold with NO ONWARDS CHAIN.

- A superbly presented first floor apartment
- Two bedrooms (both with fitted wardrobes and storage)
- Two bathrooms (master benefitting from an En-suite)
- High quality fittings and fixtures throughout
- UPVC double glazing and under cover parking
- NO CHAIN
- Two bedrooms (both with fitted wardrobes and storage)
- Situated in a central Bramhall location
- Secure gated development
- Gas fired central heating (run by a combination boiler)



### The Grounds and Gardens

Accessed through wrought iron electric gates, the development is secure and well maintained, ideal for those wishing to be close to the centre of Bramhall Village.

### 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 its 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, 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 - Yes  
Leasehold - (125 year term and 100 years remaining)  
Broadband providers - Openreach- FTTB (Fibre to the Premises).  
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 1BE

**What 3 Words:** bands.passes.calms

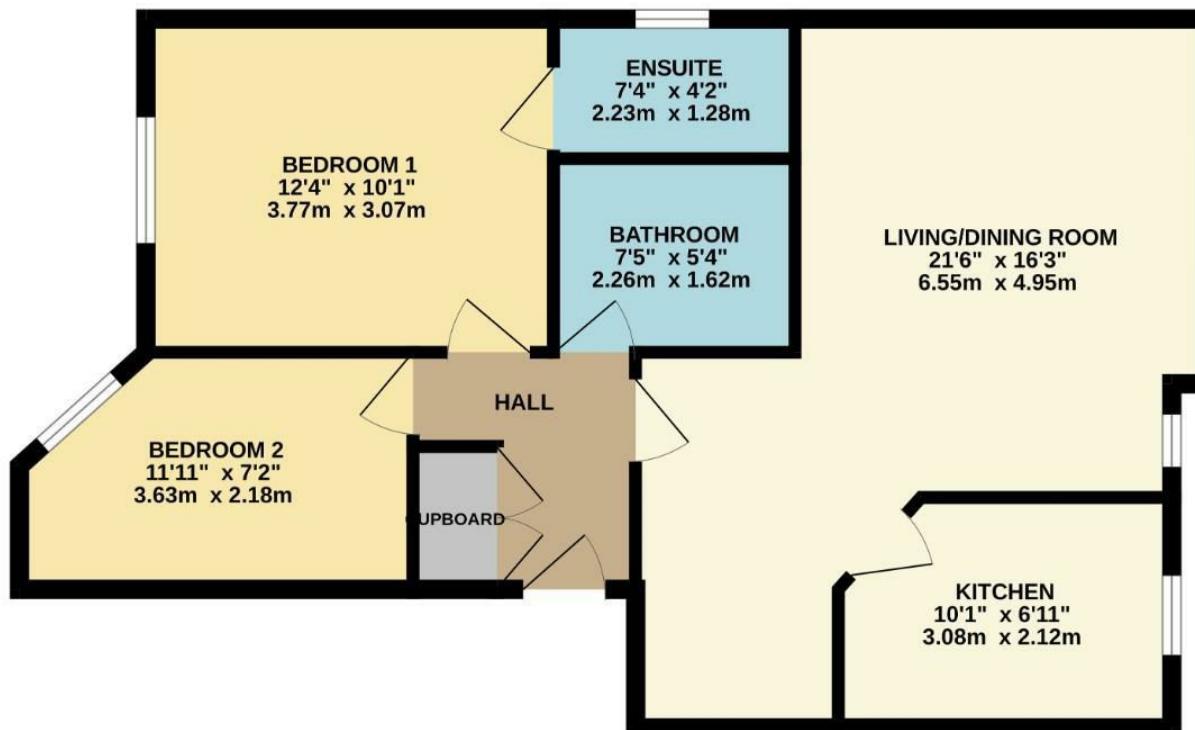
**Council Tax Band:** E

**EPC Rating:** C

**Tenure:** tbc

**Leasehold**

GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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