



Dinglewood, Ladybrook Road

In Excess of £400,000

Stockport

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Spacious two double bedroom first floor apartment with balcony, modern kitchen breakfast room & luxury bathroom with four piece suite, beautiful open plan living room & dining room, single garage, landscaped gardens, and long lease. Close to parks, golf club, village, and train station.
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Balcony Overlooking The Beautiful Communal Gardens With Woodland Backdrop
- Single Garage Included Providing Excellent Storage
- Beautifully Refurbished And Well Presented Throughout
- Excellent Location & Within Easy Walking Distance To Bramall Park Golf Club & Bramhall Park, Gardens & Playground
- Long Leasehold Term Of 999 fromn 1975 & No Ground Rent Payable
- An Extremely Spacious Two Double Bedroom First Floor Apartment With Accommodation Approaching 1000 SQ/FT
- High Quality Fitted Kitchen And Bathroom With High Spec Integrated Appliances
- Within Easy Walking Distance Of Cheadle Hulme Village & Cheadle Hulme Train Station





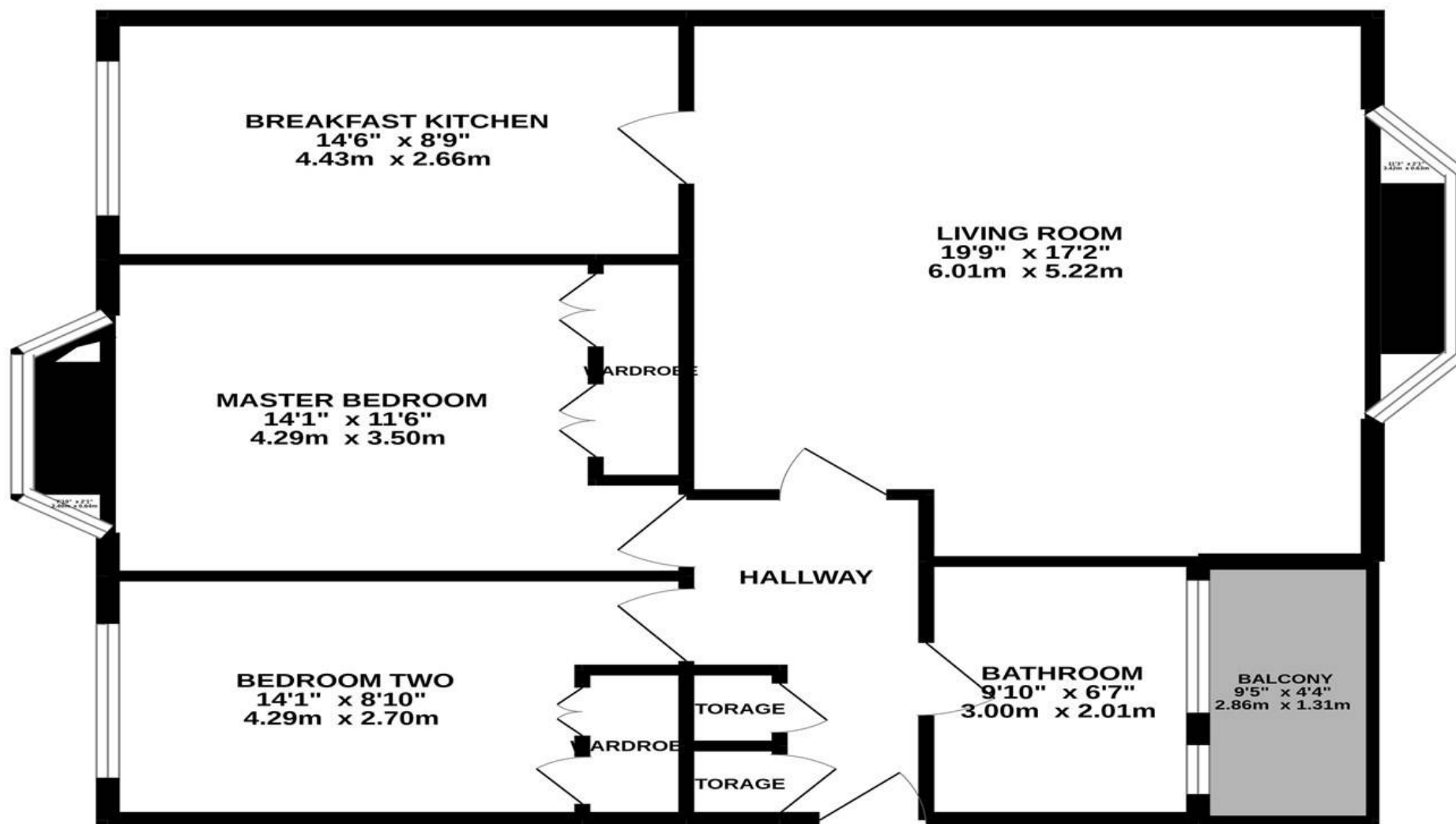
This exceptionally spacious two double bedroom first floor apartment offers a rare opportunity to acquire a beautifully refurbished home in one of the area's most sought-after locations. Approaching 1000 square feet, the property is presented to an impeccable standard throughout, showcasing a high quality fitted kitchen with premium integrated appliances and a luxurious bathroom. The generous living and dining area enjoys an abundance of natural light, opening directly onto a private balcony that provides tranquil views over the meticulously maintained communal gardens and an enchanting woodland backdrop. Both bedrooms are well-proportioned doubles, each benefitting from ample storage and a sense of calm. The apartment further boasts a long leasehold term of 999 years from 1975 with no ground rent payable, and includes a single garage (ideal for secure parking or additional storage). Perfectly positioned, the property is within easy walking distance to Bramall Park Golf Club, Bramhall Park (with its gardens and playground), Cheadle Hulme Village, and Cheadle Hulme train station, offering the ultimate blend of peaceful surroundings and every-day convenience.



The outdoor space is equally impressive, with beautifully landscaped communal gardens that create a peaceful retreat for residents. Mature trees and established planting provide year-round interest and privacy, while the woodland backdrop enhances the sense of seclusion. The private balcony is perfect for relaxing with a morning coffee or evening drink, offering a wonderful vantage point to enjoy the changing seasons. Residents benefit from well-tended lawns and seating areas, ideal for socialising or quiet contemplation. The single garage is conveniently located, providing secure parking or valuable additional storage space. Ample parking is also available within the development for residents and guests. The combination of private and communal outdoor areas ensures that this apartment not only offers a stylish and spacious interior, but also a superb setting for enjoying the outdoors in comfort and tranquillity.







TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman

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