



Queens View, Ack Lane East, Bramhall, SK7 2DA

Offers Over £200,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

NO CHAIN WITH NHBC WARRANTY AVAILABLE - This magnificent McCarthy & Stone built development sits within walking distance of Bramhall village & Bramhall train station but yet enjoys a carefully selected setting tucked away in an inconspicuous private location. Having the feeling of being positioned amongst nature and surrounded by a beautiful established landscape, this first floor apartment offers care free accommodation for anyone looking to downsize. This retirement community offers the perfect blend of independent living but also a place for sociable gatherings with friends and family. Residents can essentially choose their own lifestyle but yet have the comfort of knowing that there is a community feel within the complex. The development offers lift access for convenience and a house manager is available for any day to day assistance. The communal gardens are truly magnificent as are the facilities and any buyer will be able to create many happy memories in this delightful retirement apartment.

- 24 Hour Careline & Secure Camera Door Entry System For Additional Peace Of Mind
- Comfortable Communal Residents Lounge Offering Sociable Environment For Residents & Visitors
- Guest Suite Available For Friends & Family With Lift Access To All Levels
- Available immediately With No Onward Chain
- Unique Pet Friendly Development On The Doorstep Of Bramhall
- One Bedroom Retirement Apartment For The Over 60's Set In A Peaceful Residential Location Close To Amenities





'Queens View' is certain to suit any discerning buyers looking for convenience. This superb one double bedroom first floor apartment reveals contemporary living accommodation throughout. Intentionally designed with a modern & stylish feel, this apartment delivers a fantastic layout. The entrance hallway is deliberately spacious creating an inviting and welcoming introduction. Off the hallway is a large walk in storage cupboard which can only be described as the perfect utility area. As you would expect with retirement living, the high quality fixtures and fittings are complimented by intelligent touches such as illuminated light switches, smoke detectors, apartment security door entry system with intercom and 24-hour Tunstall response emergency pull cords. There is a large double bedroom with a delightful floor to ceiling window which pours ample light into the space. A walk in wardrobe/dressing room neatly caters for all those life essentials and allows the master bedroom to retain ample floorspace. All rooms are easily accessible and the shower room is no different. This modern space reveals floor to ceiling tiled walls and is complete with walk in shower. The large open plan living room and dining room offers a superb combined space, ideal for entertaining or relaxing. Again the picture window frames some tranquil views across communal gardens. The modern kitchen is what you would expect and includes a plethora of day to day integrated appliances such as built in oven, hob & oven and integral fridge/freezer. Outside of the apartment residents can experience the large open plan residents lounge which leads out to a



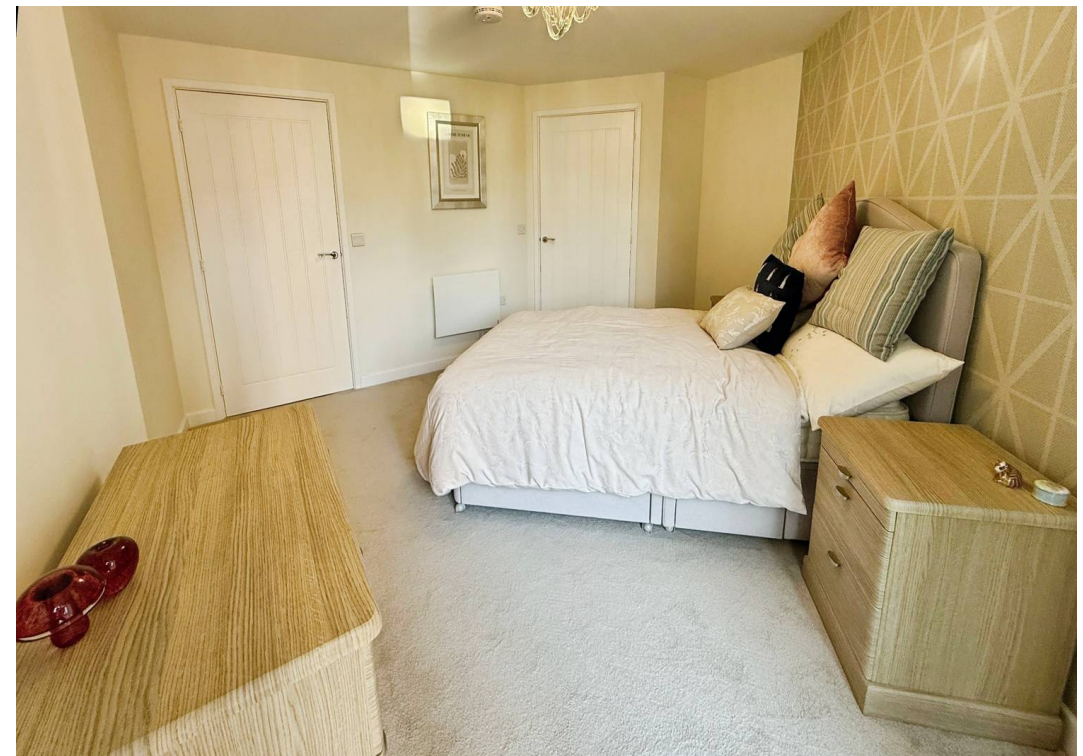
lovely private patio and communal gardens. The communal areas are beautifully maintained and offers excellent security too. For those that require own a car, there is a car parking scheme- subject to availability - however there are still spaces available for purchase. Electric car charging points are also available around the car park.

Council Tax Band: D

Tenure: Leasehold

EPC Rating: B



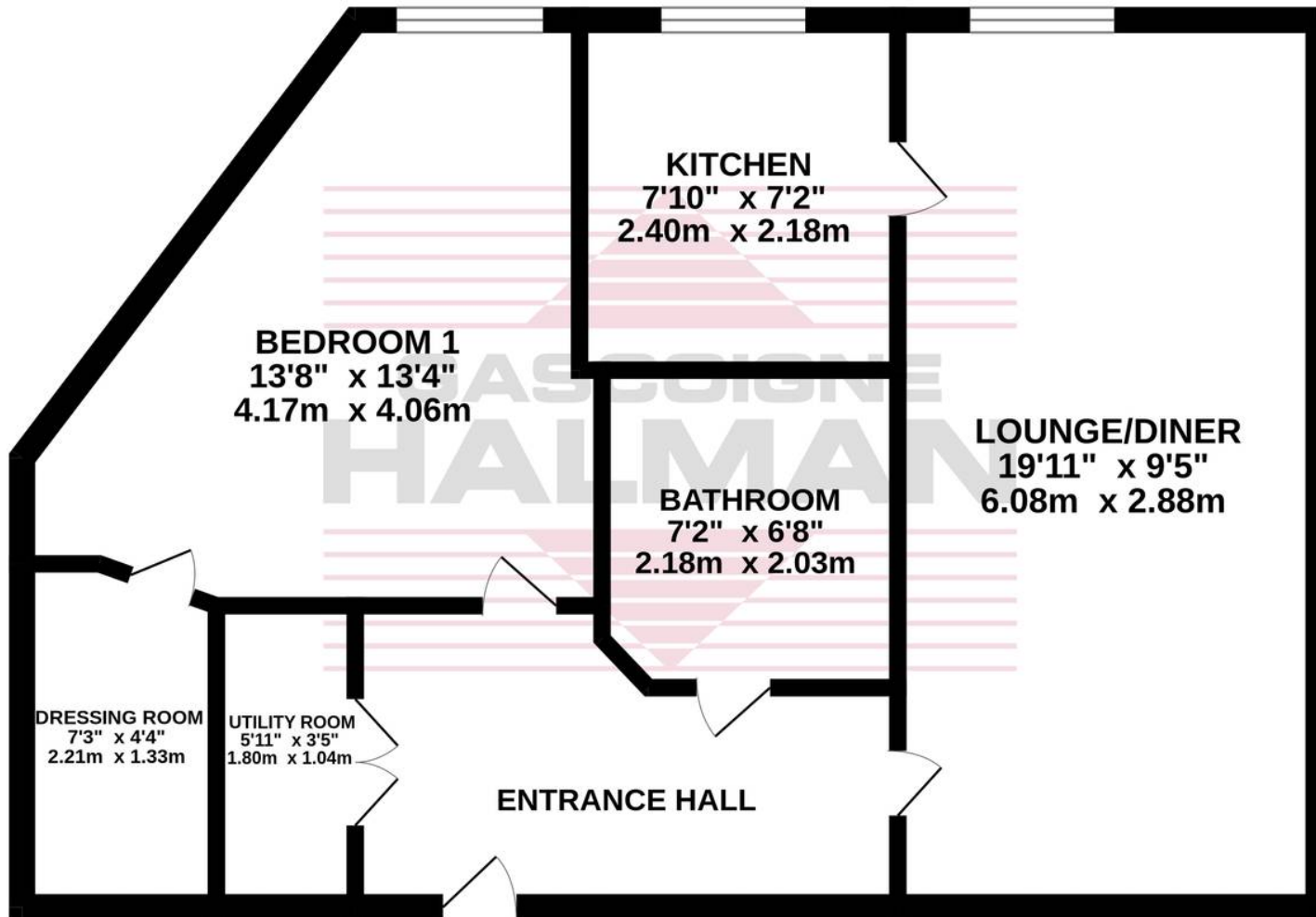




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

FIRST FLOOR
544 sq.ft. (50.5 sq.m.) approx.





Gascoigne Halman

Gascoigne Halman, 9 Ack Lane East – SK7 2BE

0161 439 5555

bramhall@gascoignehalman.co.uk

www.gascoignehalman.co.uk/





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