



**GASCOIGNE  
HALMAN**

Chestnut Court, Warren Close, Bramhall  
**£280,000**

THE AREA'S LEADING ESTATE AGENCY





NO CHAIN. This immaculate two double bedroom first floor apartment enjoys an elevated position overlooking Bramhall Park Lawn Tennis Courts. The apartment is positioned in a highly desirable residential location just off Bramhall Park Road with easy access to Bramhall Park and its outstanding gardens and recreational facilities. The property has been completely refurbished and reveals a high specification finish throughout.

## Property details

- Stunning Location in a Quiet Setting with Beautiful Landscaped Gardens
- Views across Bramhall Park Lawn Tennis Club
- Immaculately Presented & Fully Modernised To A High Specification Throughout
- On The Doorstep of Bramhall Park & Gardens & Recreational Playground
- Contemporary Open Plan Living Accommodation with Balcony
- Wonderful Elegant & Stylish Family Bathroom





## About this property

This elegant and fashionable apartment has been beautifully modernised to a high specification throughout. The inviting entrance hallway which incorporates a useful store cupboard leads to two large and very capable double bedrooms, the master benefiting from a range of fitted wardrobes. The family bathroom displays a touch of luxury, complete with re-styled walk in shower. The 'piece de resistance' comes in the form of the kitchen living dining room where discerning buyers will notice not only the exceptional level of space on offer but also the quality of materials used. The superb shaker style kitchen complete with centre island unit enjoys an open plan arrangement to the main living dining room, promoting a sociable and contemporary layout. A balcony is connected to the kitchen and is ideal for alfresco dining. Externally the property includes a single garage and beautifully manicured communal gardens.







## DIRECTIONS

SK7 3LH

## COUNCIL TAX BAND

B

## TENURE

Leasehold – 999 Years from 5<sup>th</sup> May 2015

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FIRST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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