



Bramwood Court

Rossall Drive, Bramhall, SK7 2EU

£225,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

NO CHAIN - This spacious first floor two double bedroom apartment reveals spacious living accommodation. The location is ideal for anyone looking for convenience as Bramhall village & Bramhall train station are within walking distance. Likewise, there are local Schools on the doorstep, such as Pownall Green Primary School & Bramhall High School. The property is well presented throughout but equally buyers can add their own personal touches to what is already an impressive well proportioned apartment, complete with single garage and no onward chain.

Council Tax Band: B

Tenure: Leasehold, 999 Years From 1st January 1965

Service Charges - £1800 Per Annum

EPC Rating: TBC

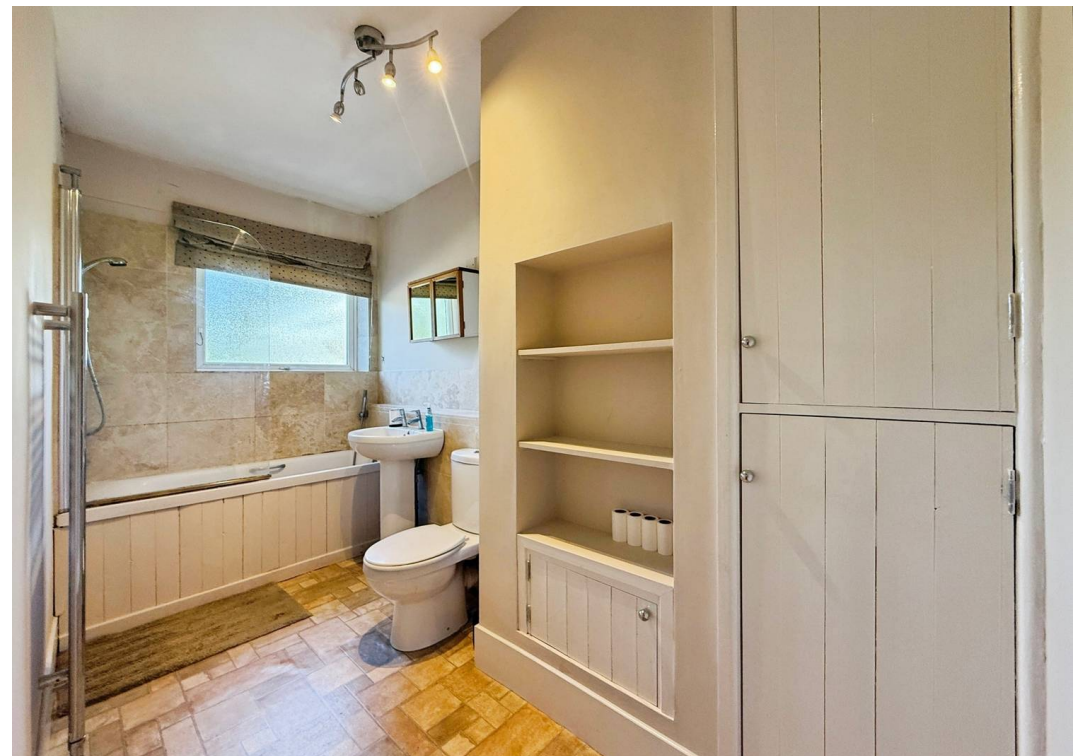
- Excellent Location & Within Walking Distance Of Bramhall Train Station
- Single Garage Included
- No Onward Chain Which Will Facilitate A Hassle Free Transaction
- Two Double Bedroom First Floor Apartment & A Modern Family Bathroom
- Large Open Plan Kitchen Diner With Ample Light Pouring Into The Apartment
- Quiet Cul-de-sac Location Close To Excellent Schools & Transport Links
- Boiler Recently Upgraded & A New Roof installed Within The Last Couple Of Years



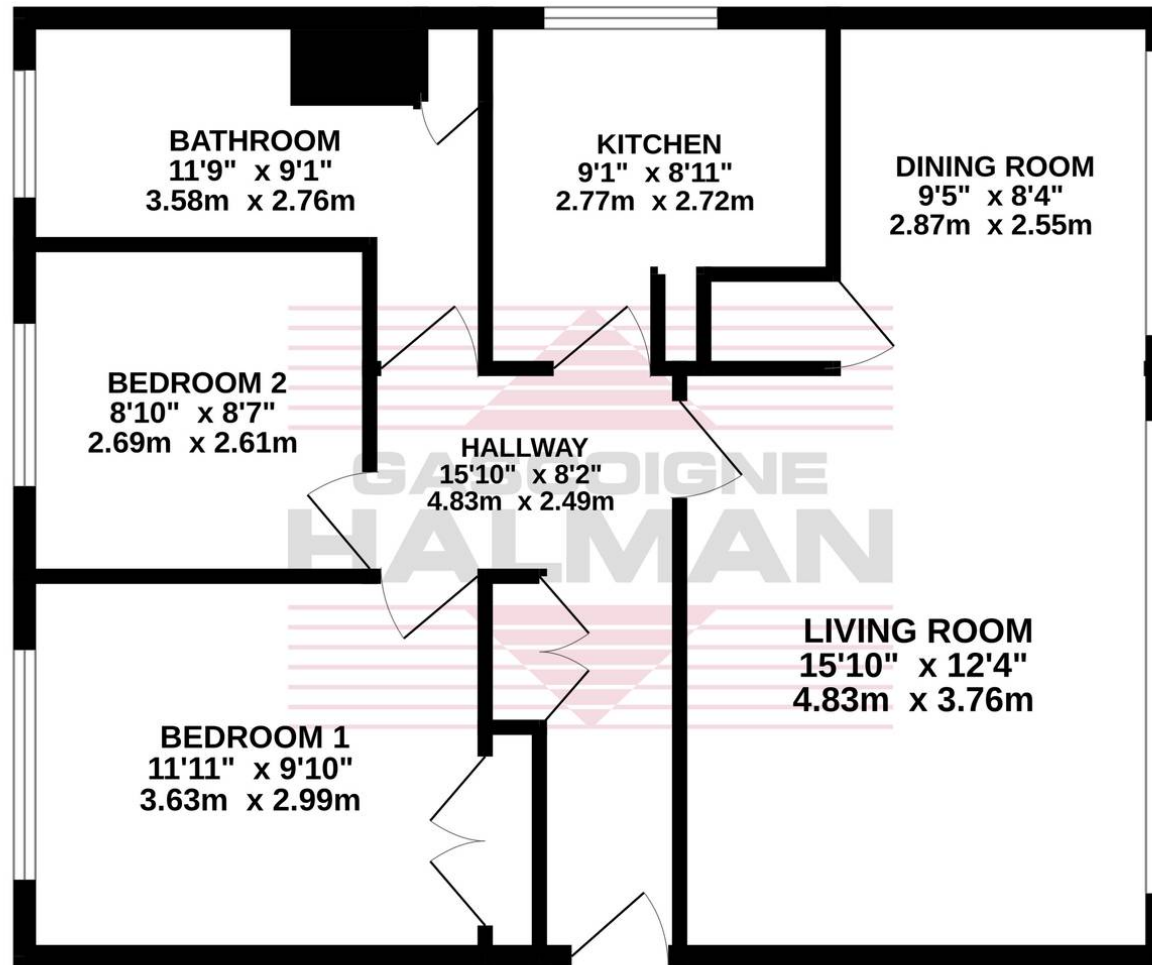


This superb two-bedroom first floor apartment is ideally positioned off the desirable Ladythorn Road in a quiet cul-de-sac, offering both convenience and tranquillity within walking distance of Bramhall train station. Perfectly suited to professionals, small families, or those looking to downsize, the apartment is presented with no onward chain, ensuring a straightforward and hassle-free purchase process. Upon entering, you are welcomed by a spacious hallway with secure telephone intercom entry system. The hallway with integrated storage leads into a generous open plan kitchen diner, designed to capture an abundance of natural light and provide a versatile space for both dining and entertaining. The modern kitchen is fitted with contemporary units with a range of integrated appliances as well as space for freestanding appliances, complemented by ample worktop space, making it ideal for home cooking and preparing meals. Both bedrooms are well-proportioned doubles, offering comfortable accommodation with plenty of room for storage solutions or home office setups, while the stylish family bathroom is finished to a high standard, featuring a modern suite and quality fixtures. A single garage (perfect for additional storage or secure vehicle parking), adds further practicality to this impressive home. Communal gardens are well maintained and can be enjoyed by all the residents. The apartment is situated close to highly regarded local schools, making it an excellent choice for families, and enjoys easy access to a variety of transport links, including direct rail connections to Manchester and surrounding areas. With its blend of spacious, light-filled interiors and a sought-after location, this property presents a rare opportunity for buyers seeking a move-in ready home in the heart of Bramhall.





FIRST FLOOR
702 sq.ft. (65.2 sq.m.) approx.





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