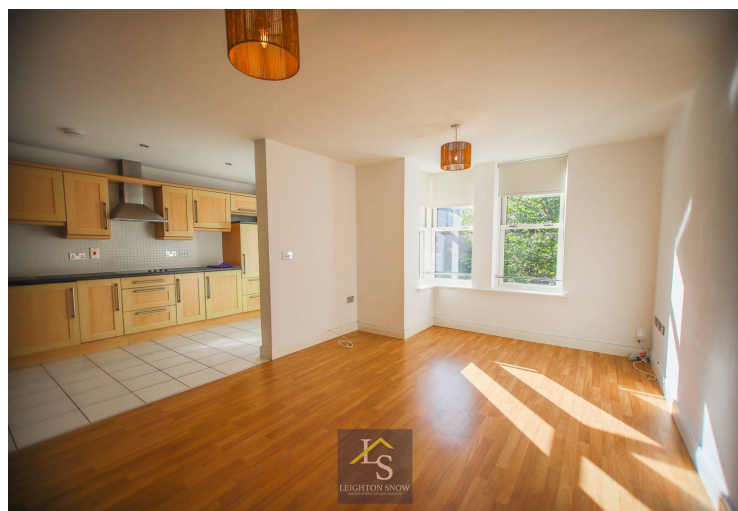
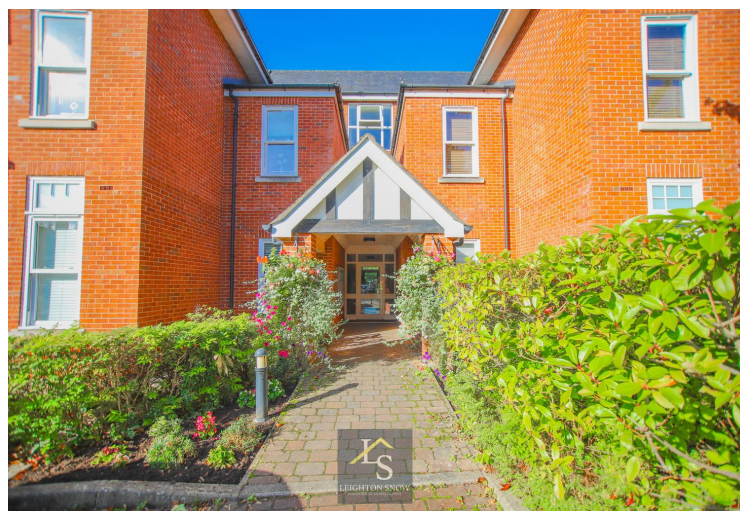




Flat 9, Southlands, 295 Bramhall Lane

£250,000 Leasehold

NO ONWARD CHAIN • WELL-MAINTAINED FIRST FLOOR APARTMENT • TWO BATHROOMS • GATED ENTRANCE • TWO DOUBLE BEDROOMS • OPEN PLAN LIVING SPACE



Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

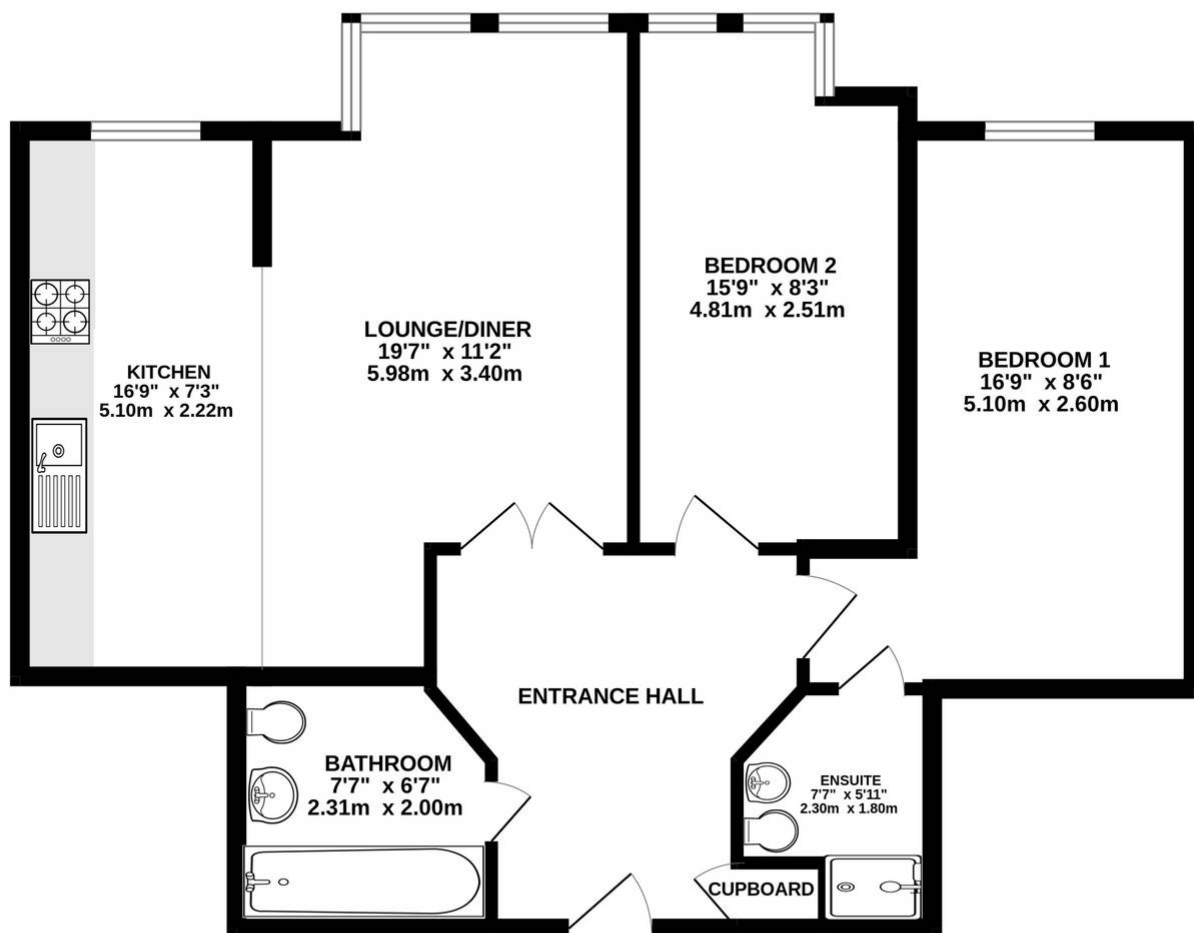
EPC Environmental Impact Rating: A



- › NO ONWARD CHAIN
- › WELL-MAINTAINED FIRST FLOOR APARTMENT
- › TWO BATHROOMS
- › GATED ENTRANCE
- › TWO DOUBLE BEDROOMS
- › OPEN PLAN LIVING SPACE



GROUND FLOOR
786 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.1 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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Accessed via, The Crescent, one of Davenport's most sought after roads, this beautifully maintained first floor apartment, presents a fabulous opportunity for a range of buyers, from those looking to downsize or first time buyers. Situated nearby an array of local shops, amenities, and Davenport train station, the apartment is conveniently positioned to allow for easy access and practicality. The apartment is offered with no onward chain and is move in ready.

Upon entering the apartment, you are greeted by a spacious hallway, providing access to the principal rooms within the apartment. The kitchen, living space, offers a brilliant, bright and airy space, perfect for both hosting and relaxation. The kitchen boasts ample storage and work space, with a range of fitted appliances too. Both of the bedrooms within the apartment are generous doubles, allowing room for storage and personal touches. The master bedroom hosts the added benefit of having an en-suite, comprised of a shower, wash-hand basin and w/c. Similarly, the main bathroom is comprised of a bath, wash-hand basin and a w/c, finished with sleek tiles for a modern appearance.

Externally, the apartment building is well-presented and well-kept. Beyond the gated entrance to the front, there is parking for residents, to offer added convenience. The apartment is situated in a fabulous position, surrounded by mature trees, offering privacy and a scenic aspect.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

