



## Flat 9, Hampton House, 62 Bramhall Lane South

£325,000 Leasehold

NO ONWARD CHAIN • TWO DOUBLE BEDROOMS • FIRST FLOOR WITH LIFT • SECURE UNDERGROUND PARKING • POSITIONED AT THE FRONT OF THE COMPLEX • JULIETTE BALCONY WITH VIEWS OVER BRAMHALL



A fabulous first floor apartment in the heart of Bramhall village offering lift access, secure underground parking and no onward chain. Positioned in the popular Hampton House minutes walk from Bramhall Train Station, the apartment boasts a light and spacious feel with two double bedrooms, two bathrooms, a spacious living/dining room, kitchen and a charming Juliette balcony providing a relaxing space to sit and watch the world go by.

Council Tax band: E

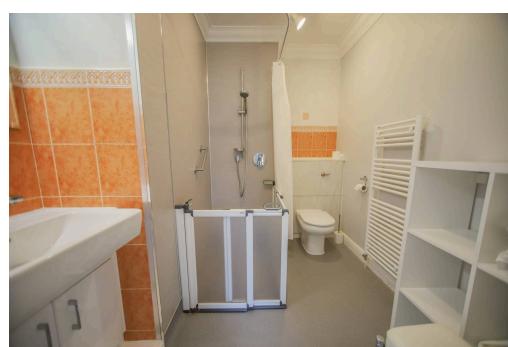
Tenure: Leasehold

EPC Energy Efficiency Rating: C

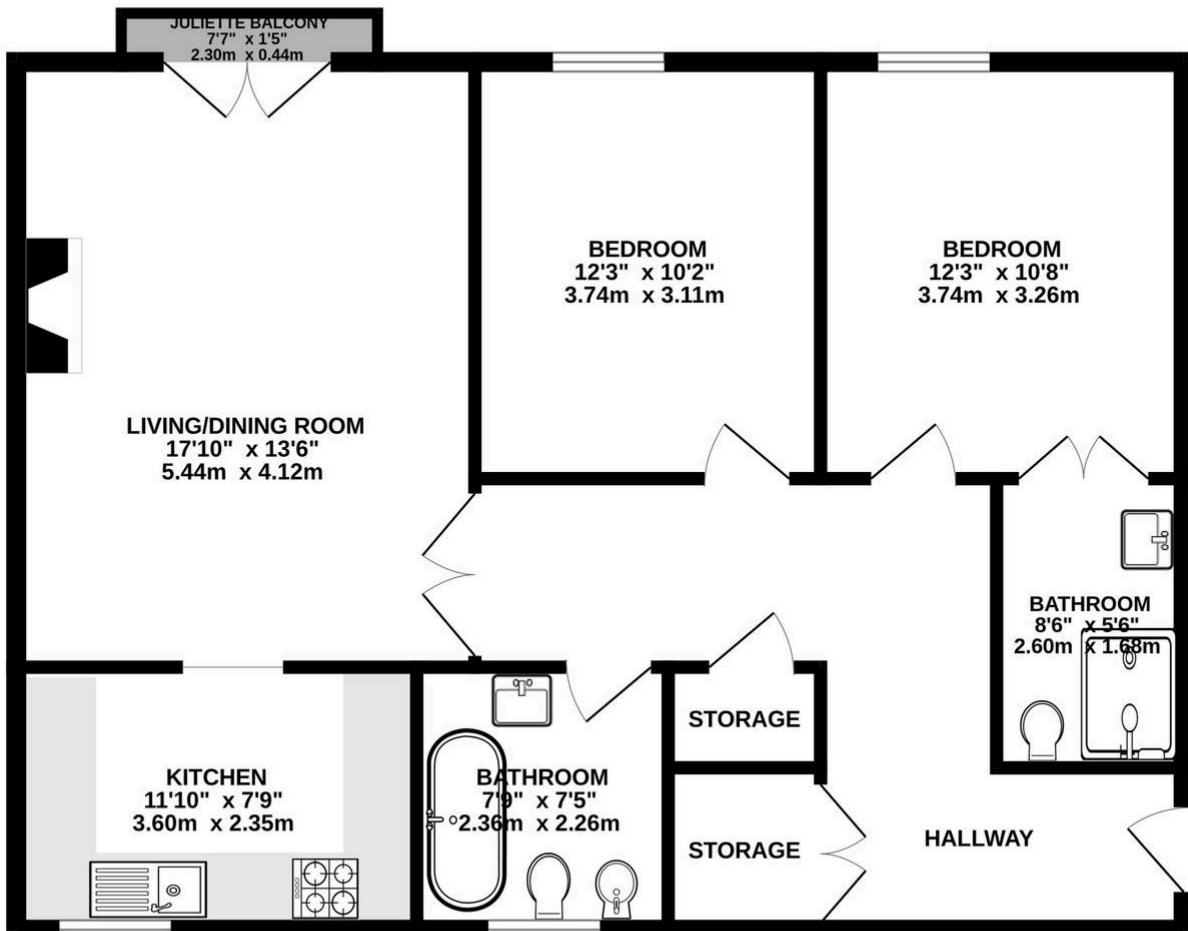
EPC Environmental Impact Rating:



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GROUND FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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*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.*

