



## 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

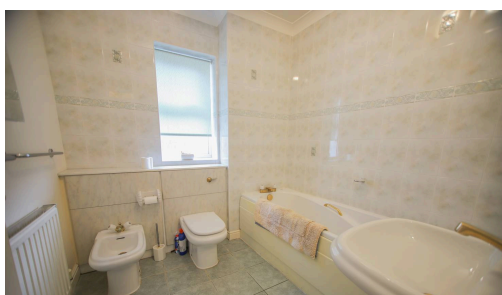
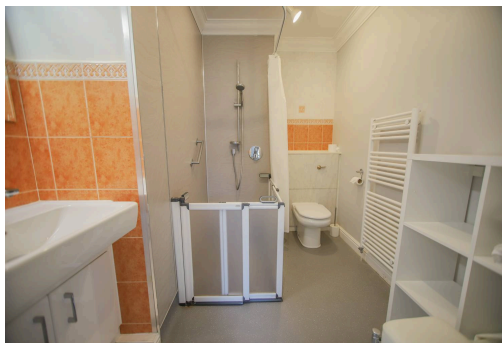
Tenure: Leasehold

EPC Energy Efficiency Rating: C

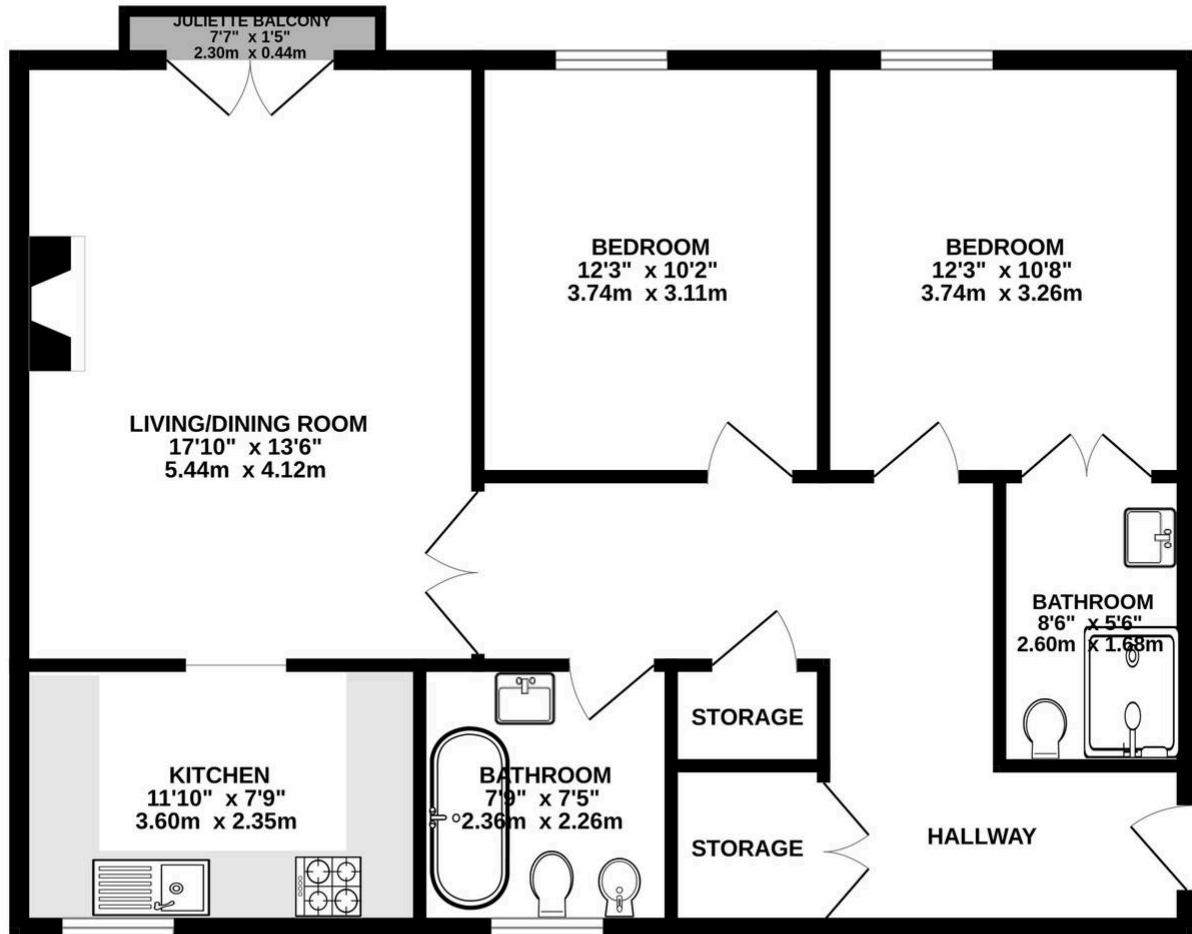
EPC Environmental Impact Rating:



- › 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



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.

Made with Metropix ©2025

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. Sitting at the front of the development, Flat 9 Hampton House offers a grand entrance through the main building. An open turning staircase and lift offer easy routes to the first floor where a total of three apartments sit. The entrance hall provides a warm and spacious welcome into the apartment, with two large cupboards offering super storage options. At the foot of the hallway through double doors is the spacious living/dining room with a fireplace and Juliette balcony overlooking Bramhall Lane South. Off this generous reception room is the kitchen with fully-equipped appliances. The two bedrooms are both doubles and both offer fitted furniture. The master bedroom boasts an en-suite shower room with wheelchair access into the shower. There is another bathroom off the hallway with a bath, WC and wash hand basin. Externally there are well-maintained communal grounds as well as visitor parking. Owner parking sits at the foot of a sweeping driveway and is secure underground parking accessed via an electric garage door. There is also a large secure storage cupboard for each apartment sitting within the garage - ideal for storing larger items such as suitcases and Christmas decorations!

*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.*

