

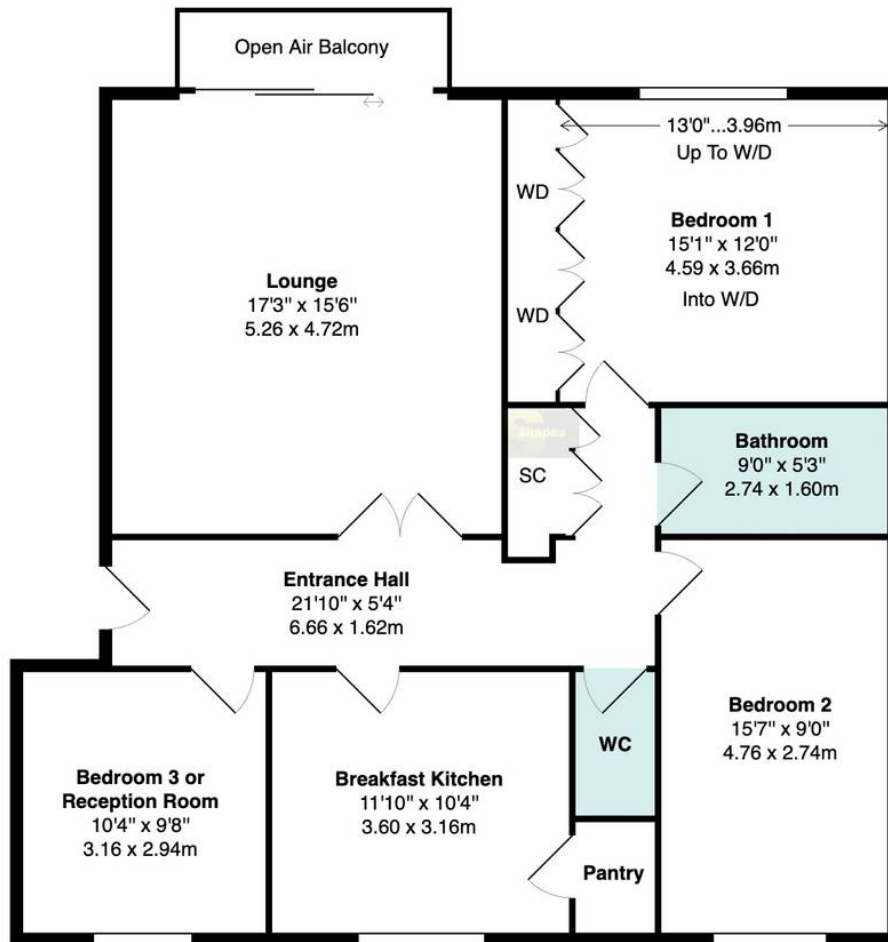


4 Brookdale Rise, Bramhall – SK7 3HG

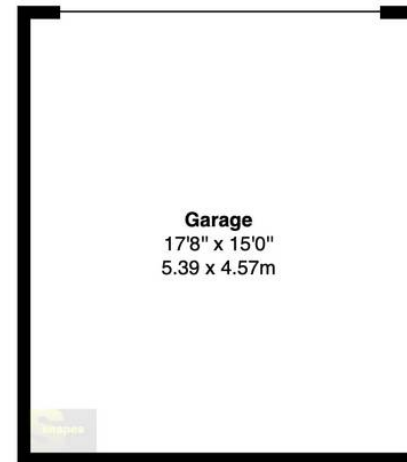
Guide Price £425,000



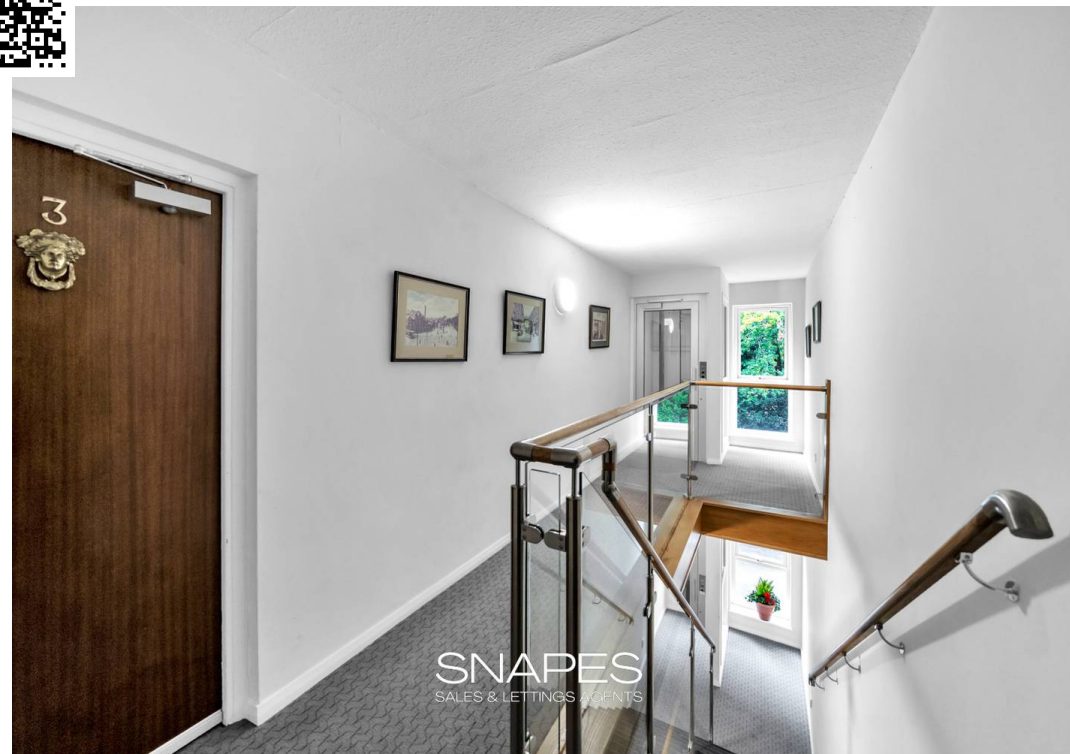
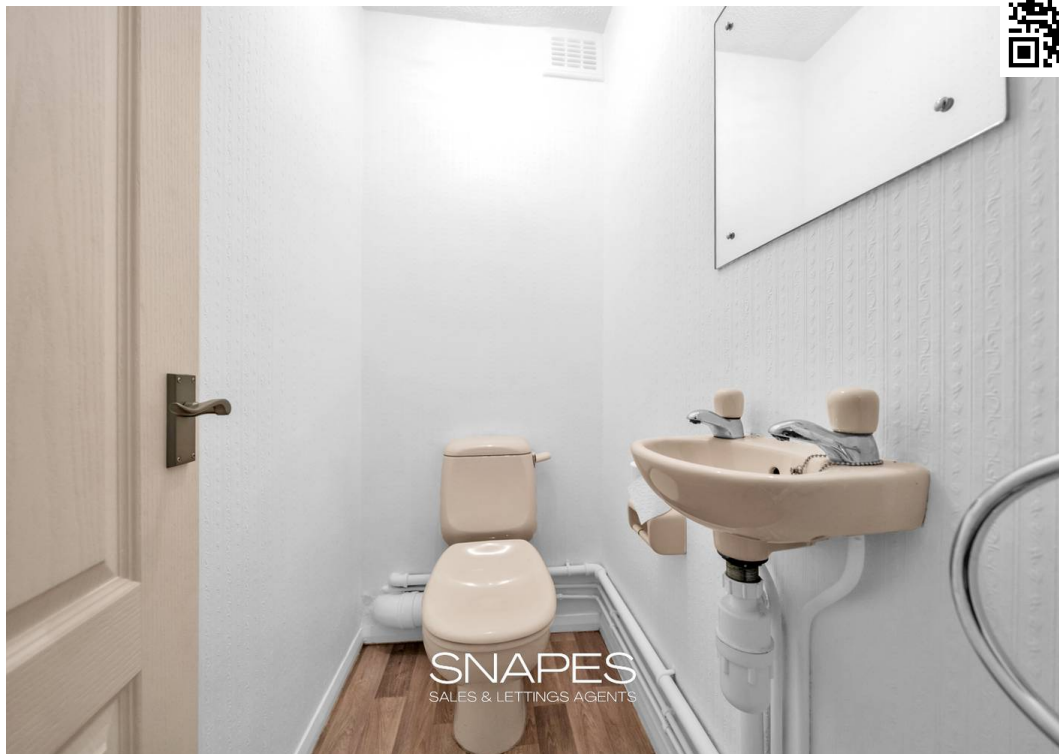
2nd Floor (Top Floor) Apartment
Approximate Area: 1096 ft² ... 101.8 m²

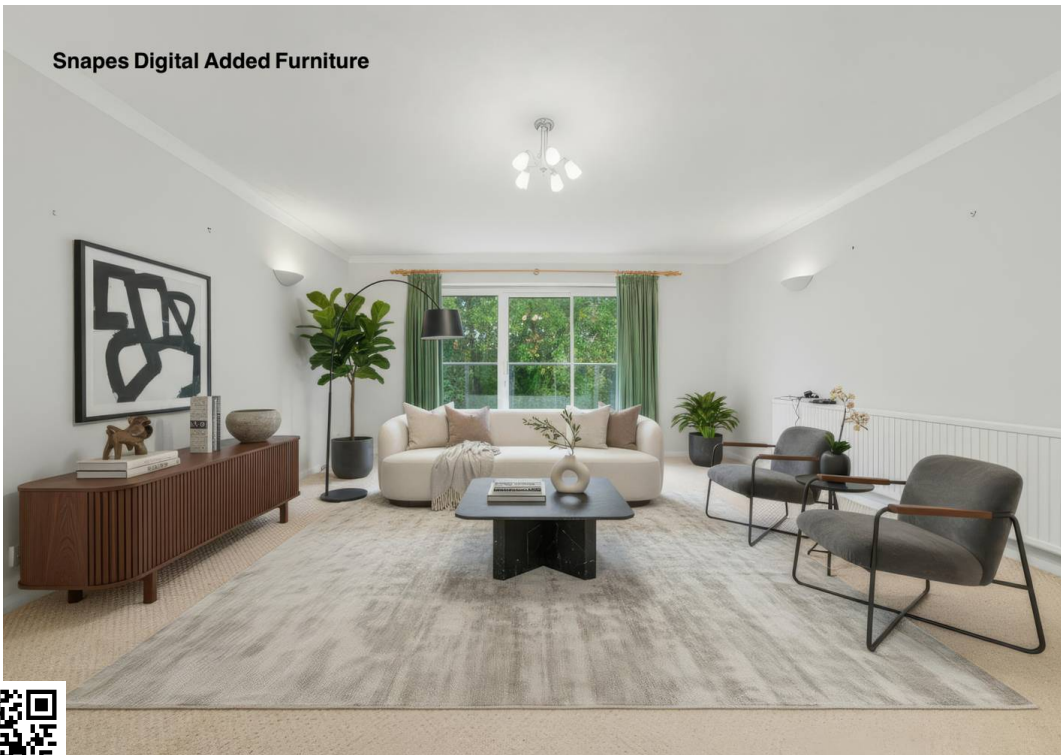


Garage Below Bedroom / Bathroom



Approximate Total Area: 1356 ft² ... 126.0 m² Includes Balcony & Lower Floor Garage







Introducing this spacious 2 (or 3) bedroom apartment situated on the 2nd (top) floor with the added convenience of a lift. Stepping inside, you are welcomed into the apartment with an excellent size entrance hall which has storage, and then double doors lead into a large lounge which in turn has access out onto the balcony perfect for enjoying your morning coffee or just some fresh air, due to the open top design (ie no other balcony above yours).

The property boasts a well-appointed breakfast / dining kitchen, with the potential to be converted into a larger open-plan space for entertaining due to the position of the extra reception room which is currently used as a dining room. This additional reception room also offers the option of being used as a third bedroom for guests or a home office perhaps. The modern bathroom is complete with a shower and there is an extra separate WC for added convenience. Some apartment in the complex have converted the WC into an ensuite to serve the second bedroom!

The double garage below provides secure parking and offers further parking space directly outside it! or it could be used as storage area or hobby area. Set in a leafy and tranquil location, this property is offered with no onward chain.

Outside, the apartment benefits from communal green spaces, creating a peaceful setting to unwind after a long day. The property offers a serene escape from the hustle and bustle of city life, with the option to enjoy the fresh air from your own private balcony. Whether you are looking to relax surrounded by nature or seeking a versatile living space, this charming apartment offers endless possibilities to make it your own.

Don't miss this rare opportunity to own a piece of tranquillity in a well-connected location, perfect for those seeking a blend of comfort and convenience.

Important – Please click on the "Material Information" link for more important information.

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 24.07.1952 to 24.07.2951
3. **Service Charge:** £144.37 per month
4. **Accessibility / Adaptations:** Lift or Stair Access to relevant floor

Disclaimer: If you are reading this disclaimer on an advert either printed by us or yourself please visit the digital property page for the full marketing disclaimer on this property before committing to purchase. Alternatively please request the disclaimer to be printed off separately. Certain websites may also promote our properties without our consent and we will not be held responsible for their omission of this disclaimer.

Material Information has been sourced from various official and 3rd party sources. For more information please email " compliance @ snapes . co . uk " with the specific property your enquiry relates to. We strongly advise you consult a Solicitor and/or a surveyor and carry out your own research on the information provided to ensure there have been no changes since the information was sourced as we do not check for changes which may happen after the listing was made available. For broadband/mobile services we urge you to contact your provider to ensure your the service you need and your device is compatible. Human error by 3rd party data inputters, and a lag in data being transposed to digital records are some of the reasons the above information may be outdated before or after you view.

Marketing: Our floor plan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.



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