



SNAPES
SALES & LETTING AGENTS

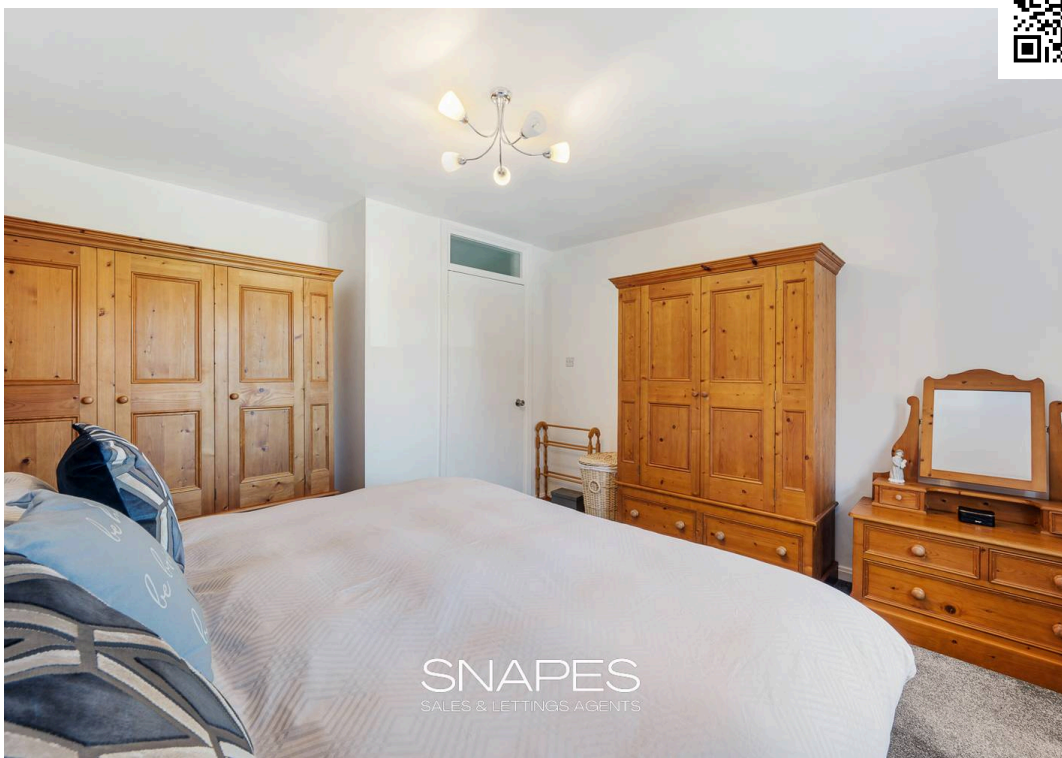
16 Stoke Abbot Close, Bramhall - SK7 2QD
£340,000

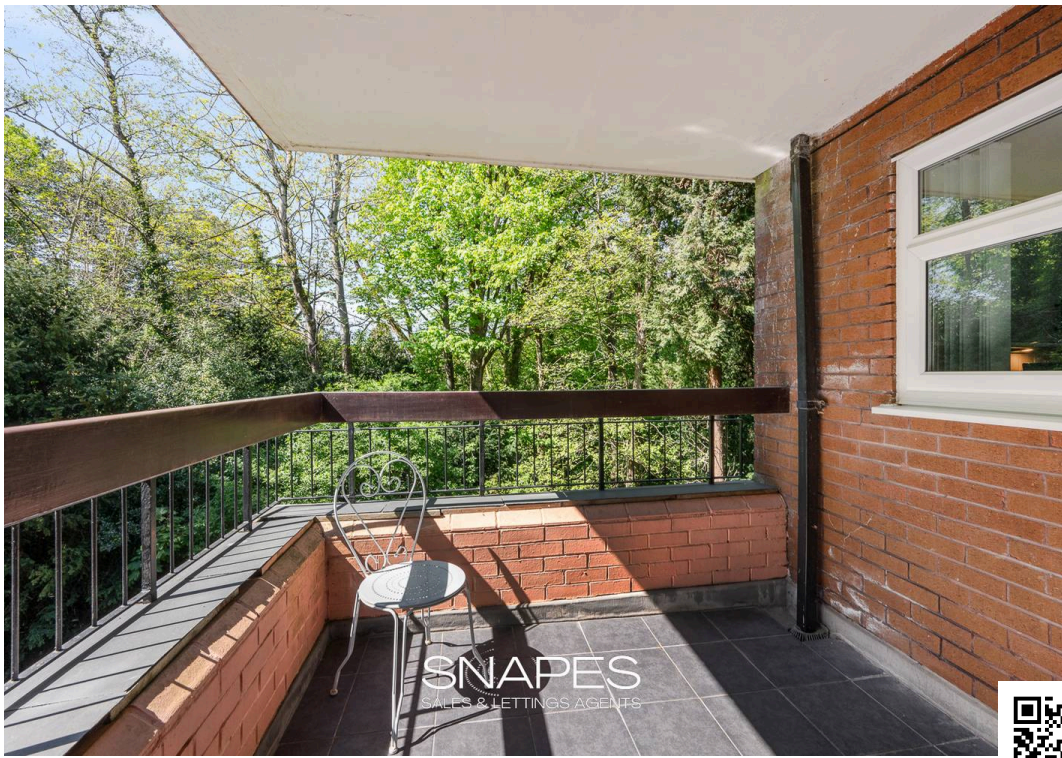




Approximate Total Area: 948 ft² ... 88.1 m²







We are delighted to offer for sale this immaculately presented 2 double bedroom first floor apartment which is located in a leafy back water position just off Robins Lane - therefore still a short stroll from into the heart of the vibrant Bramhall Village.

Whilst reading this short description we strongly recommend you look through the photos to get an idea of the style and design of the accommodation and look at the floor plan to understand the flow of the accommodation plus get a good understanding of the shape, size and layout of the rooms - but better still we urge you to arrange a viewing!

In brief the accommodation comprises of an entrance hall which has two storage cupboards plus access to all of the rooms within the apartment. The lounge you will notice we have labelled as a Lounge with Dining Space and this is evident the moment you walk in! This large room has ample space for relaxing in the lounge area which enjoys 2 windows looking out of the wooded area and meandering stream below, whilst the dining section has space to dine and sliding doors leading out to the balcony, which has ample space to sit and relax in most weather conditions, due to the covered build design. There are lovely views from the balcony, which are shown on our photos, although the tranquil setting really needs to be seen to be believed.

Back into the apartment and off the hallway is access to the modern fitted kitchen, which has an extensive range of base and eye level units including a fitted over and hob, plus space for other appliances which includes plumbing for a washing machine. The kitchen has natural light added by the window which looks out into the balcony. Light tiled walls and flooring add to the overall timeless and modern look of this room.

On the opposite side of the hall you will find the 2 double bedrooms - both with views towards Robins Lane and both offering lots of light airy space. The apartment is then served by the stylish shower room, which (See photo) has had a contemporary design suite fitted to include a walk in double shower, wash hand basin and push button flush toilet (WC), all complemented by chrome fittings and attractive tiled walls, which finish off the look superbly.

Finally the added bonus of a garage is included in the sale. The garage offers all important storage space as well as extra parking for a suitably sized car - and there is a covered area directly in front of the garage doors which acts as a car port and gives weather protection.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 21-Nov-2016
3. **Service Charge:** £120 pcm
4. **Rent Charge:** £0.00
5. **Material Information:** Please read below

DISCLAIMER

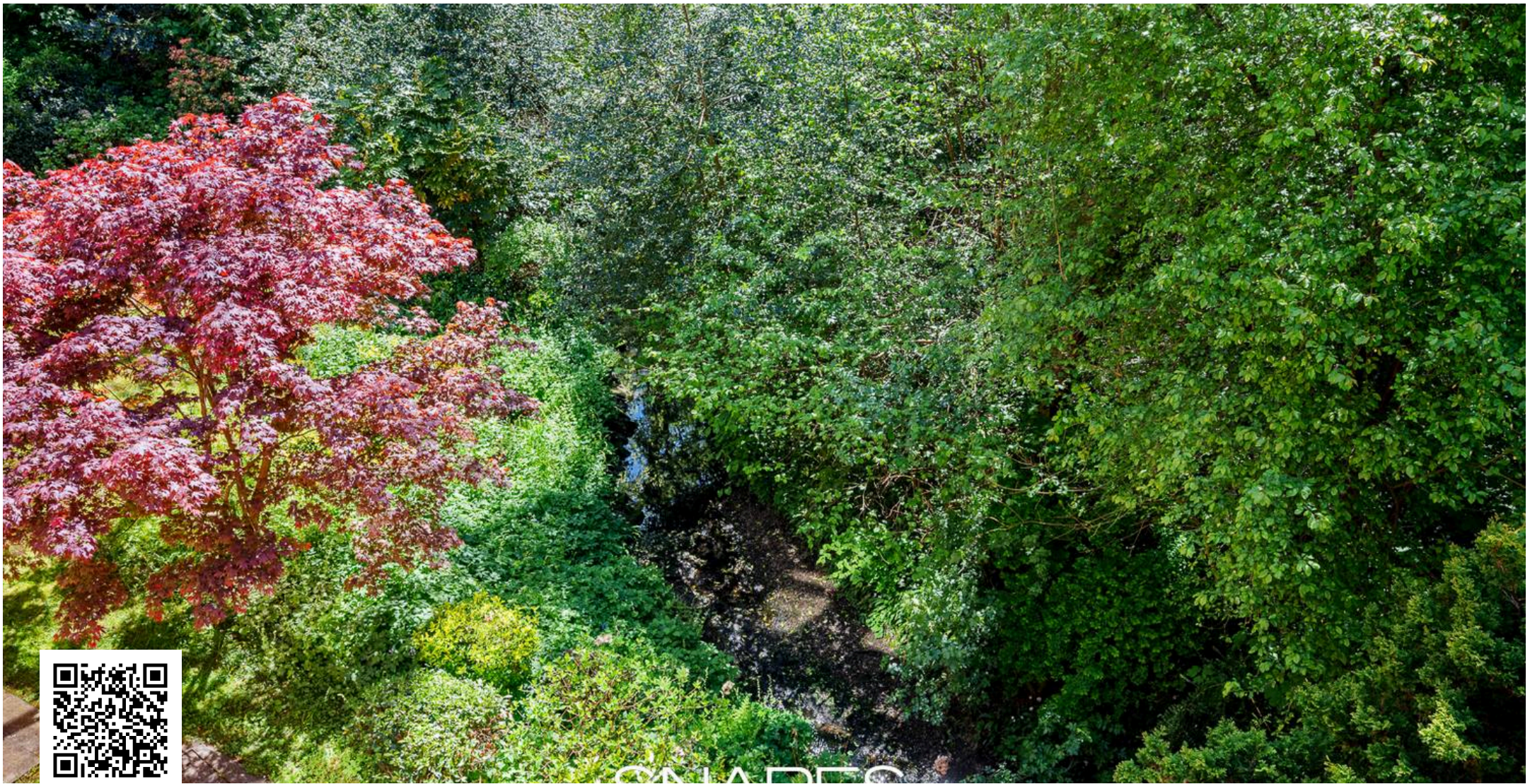
We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled "**Material Information**" or "**Important Information**", as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

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