



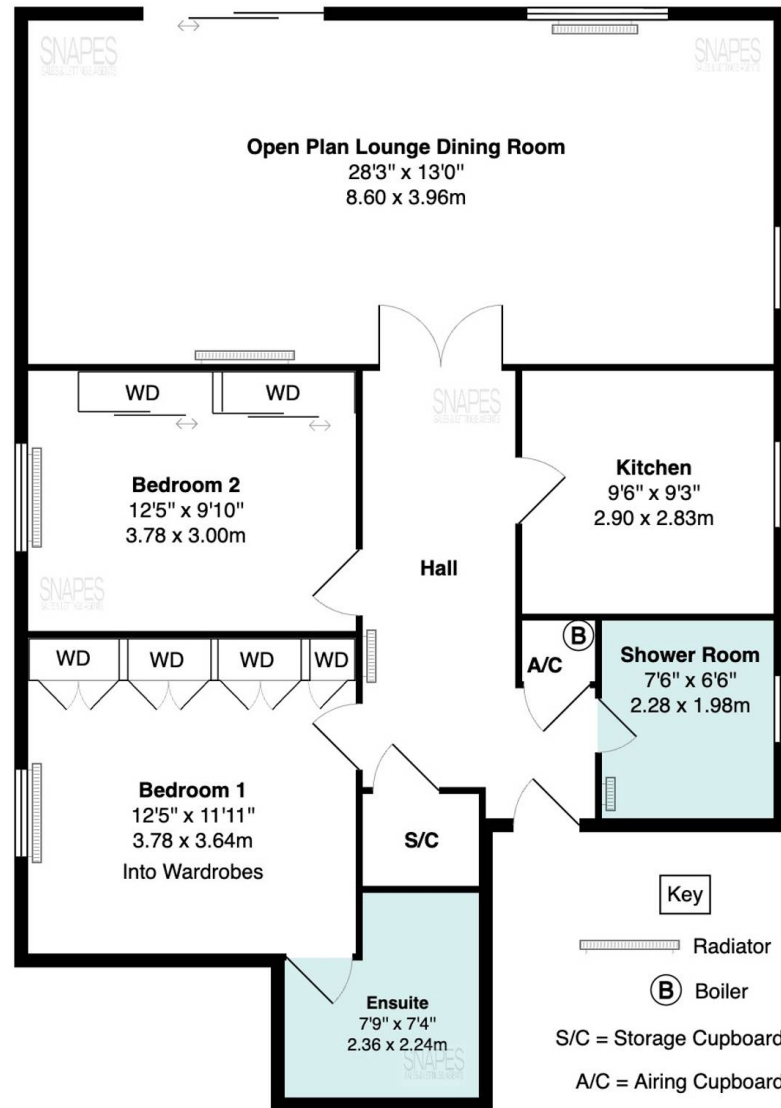
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12 Crest Lodge Hilton Road, Bramhall – SK7 3AG

Guide Price £365,000



Approximate Total Area: 979 ft² ... 91.0 m²





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We are delighted to offer for sale this well presented and spacious 2 double bedroom apartment, which is located on the top floor of this charming complex, which is made up of 2 blocks. There are only 2 levels (floors) in the building, so this lovely home gets to benefit from loft storage space and attractive elevated views over the beautiful front garden area. Hilton Road, is a cul-de-sac and therefore the setting feels very private in its tranquil back water position. For buyers who like to get out and walk around, you have Happy Valley close by and the stunning Bramhall Park, whilst transport links are also within easy reach and there is a shop close by at the Bramhall Park roundabout.

In addition to the attractive communal gardens, you also have communal parking and this apartment has a garage included in the price. The garage is the one at the left end, as shown on our photograph.

We trust our floorplan will give you a good indication of the shape, size and layout of the accommodation on offer, however we strongly advise you view this property to fully appreciate the many benefits on offer. In brief the accommodation comprises: You first enter the main building via the ground floor communal entrance, where stairs then lead to the first floor where the apartments private entrance is located. Once inside the apartment you have the main hallway which gives access to all of the rooms within the apartment except for the en-suite shower room.

Double doors at the head of the hallway, leads into the large open plan lounge dining room, which has 3 windows in total providing dual aspect views. One of the windows is incorporated into sliding patio doors which have a juliet style balcony. There is ample space in this room to both sit and relax and also dine as demonstrated by the current configuration. Adjacent to the dining section of the reception room and accessed via the hall, you will find the fitted kitchen which has space for appliances and is fitted with an extensive range of base and eye level units, plus benefiting from a window overlooking the side/front aspect. (See photos).

Then on the opposite side of the hallway you have access to both the bedrooms. The smaller of the 2 bedrooms is an ample size room with fitted bedroom furniture, whilst the main bedroom also has an extensive range of fitted wardrobes across one wall plus a window to the rear aspect and access to its own ensuite shower room. The ensuite is fitted with a modern suite (see photo) with wash hand basin, low level WC, walk in shower.

The family bathroom has had the bath removed and a spacious double walk in shower installed, plus low level WC and wash hand basin with contemporary fittings and modern tiling (See photos). There is also ample storage space, with a boiler cupboard accessed via the hall, plus a second walk in storage closet which also has access to the loft space, which we are informed can also be used for storage.

The apartment is warmed by gas central heating, with double glazed windows.

**NOTE:** Please note, we are informed the complex has a "No Pets" policy.

## IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 years from. 25-March-1984
3. **Rent Charge:** £95 Per Year (Tbc)
4. **Service Charge:** £230 per month (tbc)
5. **Other:** No Pets Policy
6. **Material Information:** Please read below

### DISCLAIMER

**We use various photo & video editing services** to enhance the photos and any videos 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. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan – these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

**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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EPC Rating: C



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