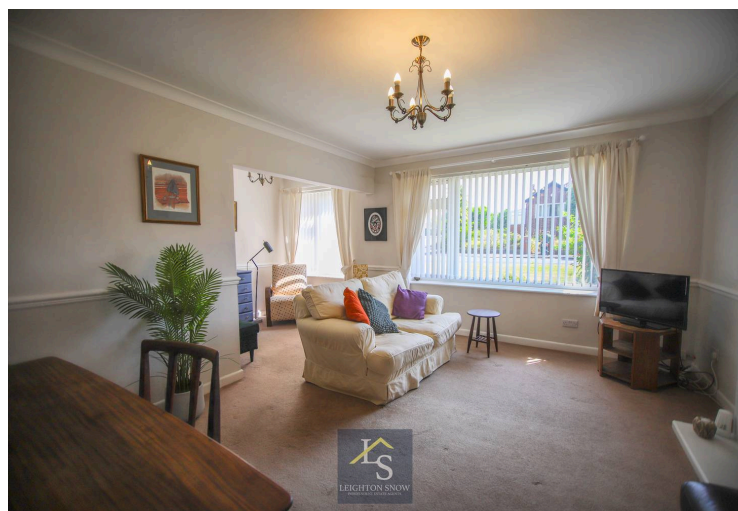




20 Damery Court, Bramhall

£200,000 Leasehold

CLOSE TO LOCAL TRANSPORT LINKS • NEARBY LOCAL SHOPS AND AMENITIES • FANTASTIC GROUND FLOOR FLAT • TWO DOUBLE BEDROOMS • WELL MAINTAINED THROUGHOUT • WITHIN WALKABLE REACH TO BRAMHALL PARK AND BRAMHALL VILLAGE • SINGLE GARAGE OFFERING USEFUL STORAGE SPACE • NEARBY GREAT SCHOOLS



Council Tax band: B

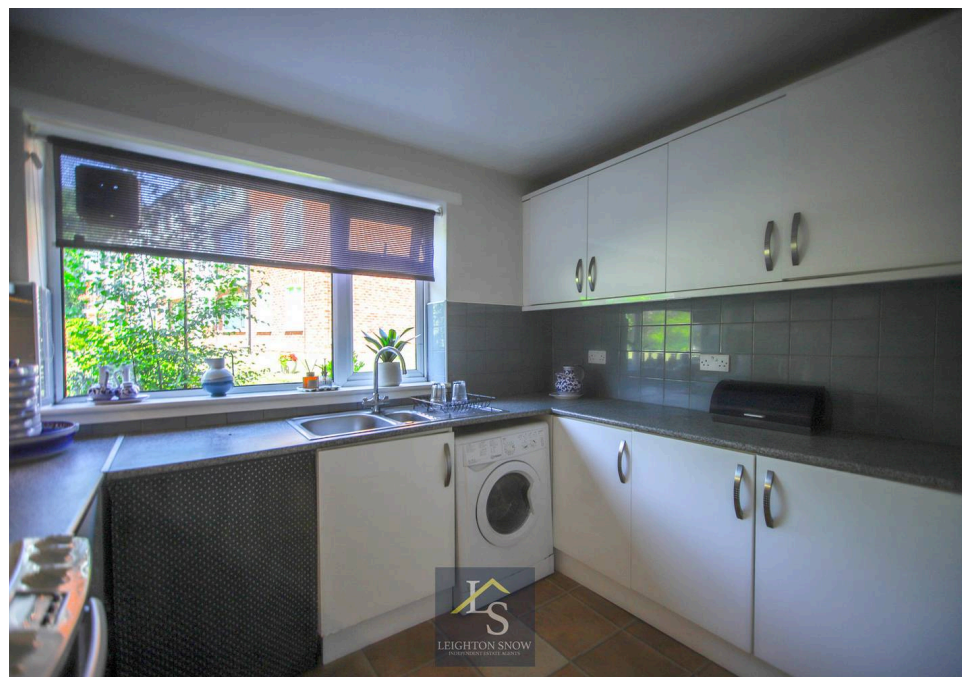
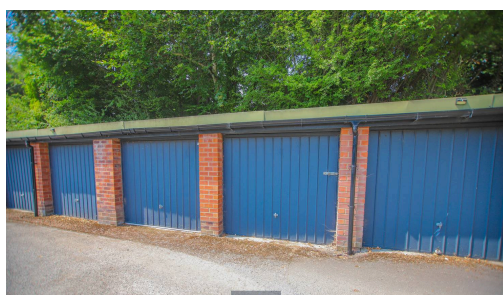
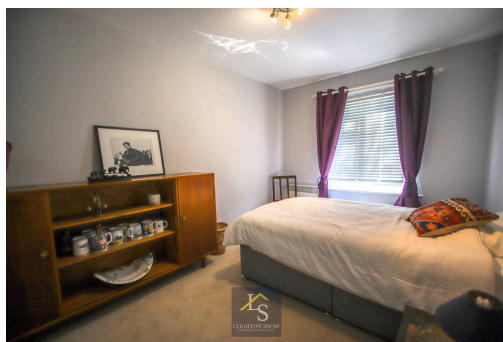
Tenure: Leasehold

EPC Energy Efficiency Rating: E

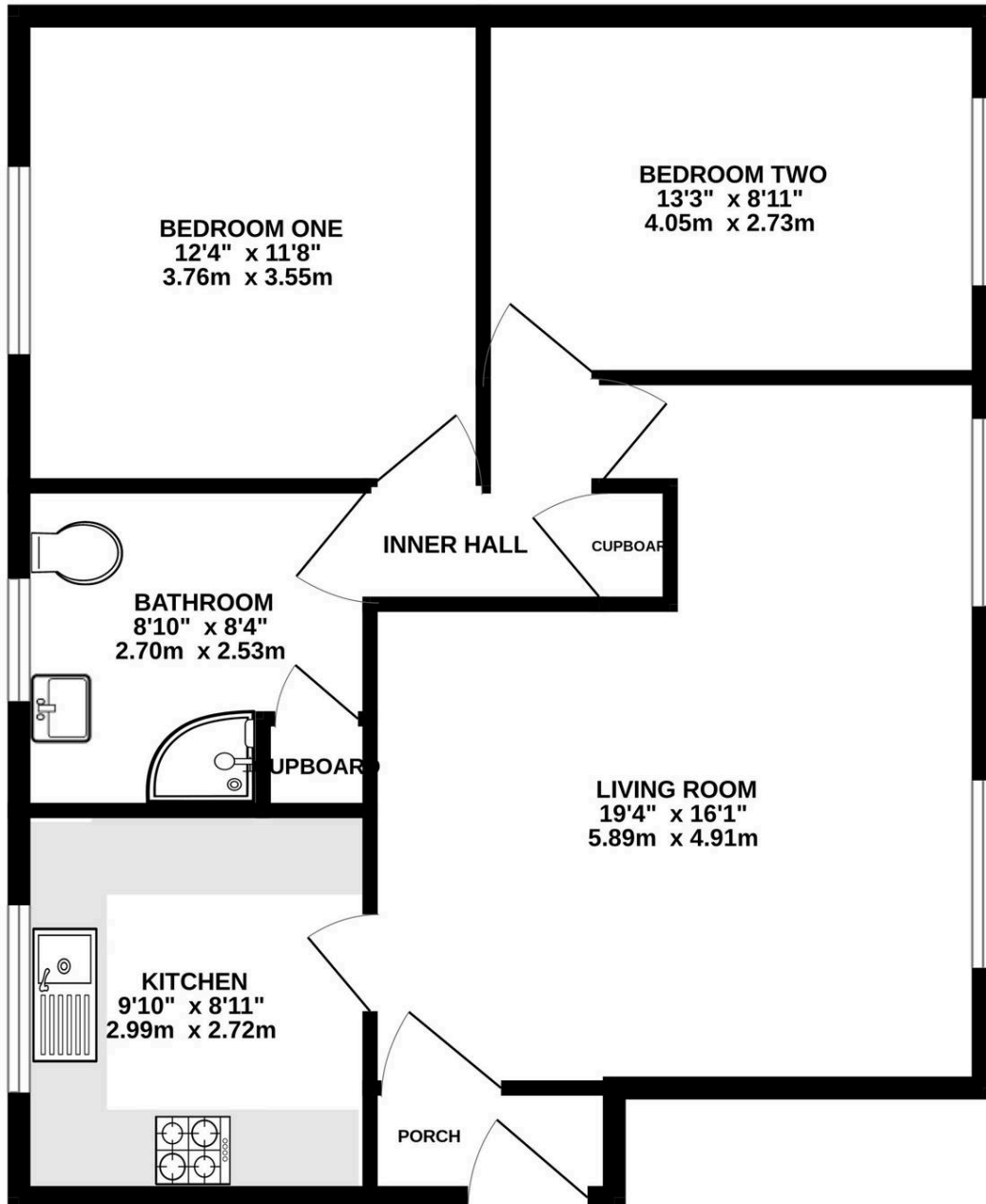
EPC Environmental Impact Rating: E



- › CLOSE TO LOCAL TRANSPORT LINKS
- › NEARBY LOCAL SHOPS AND AMENITIES
- › FANTASTIC GROUND FLOOR FLAT
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GROUND FLOOR



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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Presenting a fantastic opportunity to acquire a well maintained two bedroom ground floor flat, ideally situated close to local transport links and within easy reach of a wide range of shops and amenities. This attractive property offers a spacious and thoughtfully designed layout, making it an appealing choice for first time buyers, downsizers or investors alike.

Upon entering the flat, you are welcomed by a convenient porch area, that leads to a generous living and dining area, perfect for relaxing or entertaining guests. The main living area is adorned with natural light entering via the windows to the front of the flat and has a lovely electric fire too. The living space is currently comprised to be used as a dining area, living room along with a cubby to the rear of the room, currently boasting a great reading space. The living room also has an intercom for added ease, allowing residents to control the opening of the communal entrance. Adjacent to this, there is a fitted kitchen equipped with ample storage and preparation space. An internal hallway, with useful storage cupboard, leads to both bedrooms. These are comfortable double bedrooms providing plenty of room for furnishings and storage, with large windows ensuring each space is filled with natural light. The contemporary bathroom is well appointed, and is currently comprised of a shower, wash hand basin and W/C. The property has been rewired within the last ten years, boasting added benefit.

The property enjoys a prime location, just a short distance from Bramhall Park and Bramhall Village, as well as being conveniently positioned for local bus and rail services, making commuting and travel straightforward.

Externally, the property boasts well maintained and attractive communal lawn areas, with decorative borders, seating areas and lighting. An allocated single garage provides very useful dry storage space. There is access to the property from both the front and rear entrances, allowing convenient access for both residents and visitors. To the rear of the block of flats, there is ample parking, along with additional on-road parking to the front.

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.

