

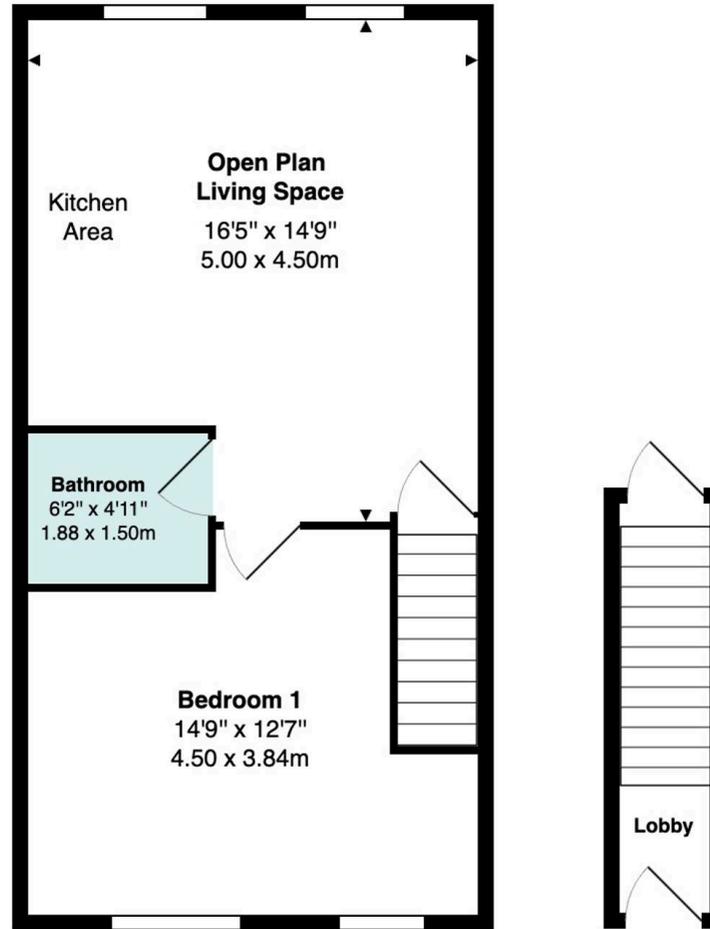


snapes

53 Brent Moor Road, Bramhall – SK7 3PY
£129,950

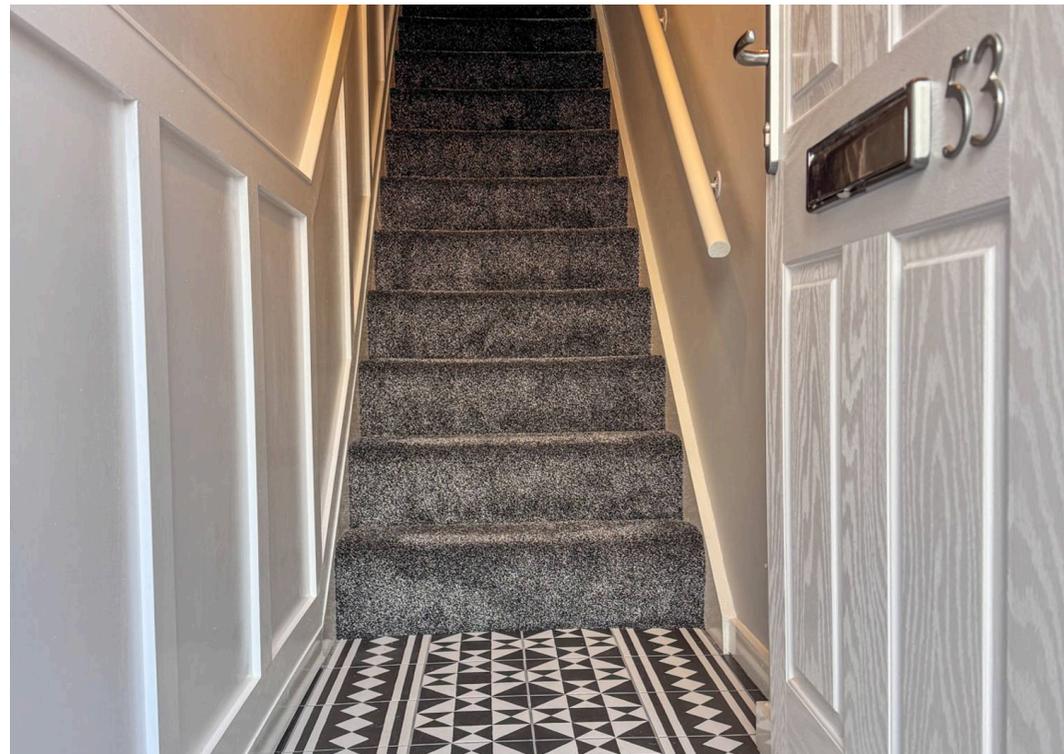


First Floor Apartment with Private Access



Approximate Total Area: 472 ft² ... 43.8 m²





Description

A fantastic opportunity to purchase a modern, refurbished first floor apartment located in a popular Bramhall location. This shared ownership opportunity allows you to purchase and get a foot on the property ladder in what is often described as a UK property hot spot and without having to pay a rent on the 30% you don't own.

The advertised price of £129,950 represents the 70% share you will acquire with NO rent to pay on the remaining 30% which belongs to the Freeholder Onward Homes. You must also be aged 55 or over to purchase the property and you are not allowed to sub-let the apartment out, which helps ensure opportunities like this remain available for buyers who are looking to purchase a home to live in.

We trust our floor plan and photographs will give you a good idea of how nice this apartment is, however we strongly advise you view this lovely home to fully appreciate the many benefits on offer. In brief the accommodation comprises: you first enter the home via the main front door where stairs then lead to the first floor and accommodation within. Before going upstairs to the accommodation you will be greeted by a small vestibule type area with attractive flooring and wood panel walls. Once upstairs you have a door before entering the large lounge area which has two windows adding light to the room. This light bright and airy space is open to the contemporary kitchen section (see photo) which is fitted with a stylish range of units including fitted appliances. The feature wood panel wall adds a modern feel to the space, and it goes without saying you could easily choose different colour schemes if you prefer, although this turn key property is ready to move in to an enjoy.

Then you have a spacious main bedroom which has a large recess area to one section which could easily be converted to walk in wardrobe space by adding doors. We advised the seller not to do this simply because the choice of doors, be that sliding, or opening might not suite all, but space is literally crying out for this feature to be added. The bedroom also has two windows, which again make this a light bright and airy room and a contemporary feel added by the panelling to the feature wall. Adjacent to the double bedroom and accessed via the Lounge area is the bathroom with contemporary suite fitted, comprising; panel front bath with shower over, wash hand basin and low level WC. (See photo).

In addition to the accommodation mentioned above, there is a boarded out loft space with pull down, foldaway loft ladder. The loft space is a priceless asset to the apartment offering the ability to use as storage. Outside just before entering the apartment you also have access to a small outhouse storage, which is again ideal for storage.

Outside you will find off street parking for the apartment which also sets the property back from the road which adds to tranquil feel.

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

1. **Tenure:** Leasehold
2. **Lease Dates:** 98 Years remaining.
3. **Shared Ownership:** Advertised Price = 70% ownership
4. **Freeholder:** 30% owned by Onward Homes (The Freeholder)
5. Rent: No Rent to pay on the 30%.
6. **Service Charge:** Circa £105 per month (£1,260 per year)
7. **Restrictions & Rights:** You must be aged 55 or over to purchase this property.

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.

EPC Rating: C



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