



## 4 Warren Close, Bramhall

£240,000 Leasehold

IMMACULATE THROUGHOUT • TANDEM GARAGE WITH PLUMBING AND ELECTRICS • TWO GENEROUS BEDROOMS • TOP (second) FLOOR APARTMENT • OFF-ROAD ALLOCATED PARKING • BEAUTIFUL TREE-TOP VIEWS • POSITIONED OFF THE TREE-LINED BRAMHALL PARK ROAD



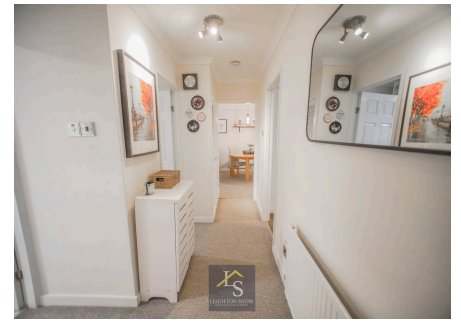
A beautifully presented two bedroom top floor apartment nestled in the tree-tops off the prestigious Bramhall Park Road. Boasting spacious and well-presented accommodation this is a brilliant apartment with allocated parking and a generous tandem garage. Situated within easy reach of Bramhall Park as well as super transport links and local amenities.

Council Tax band: B

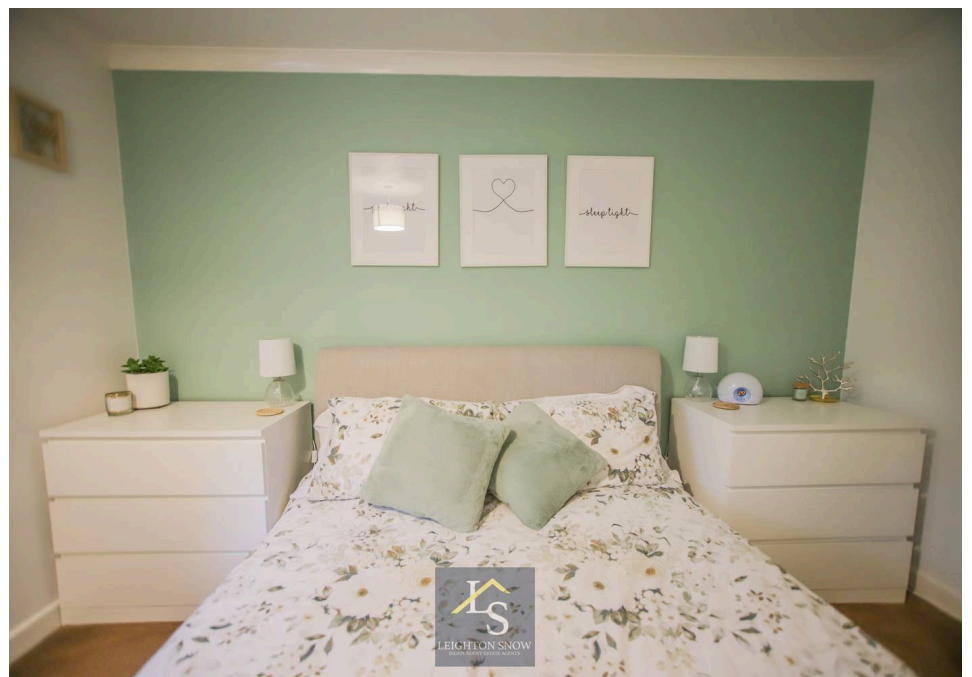
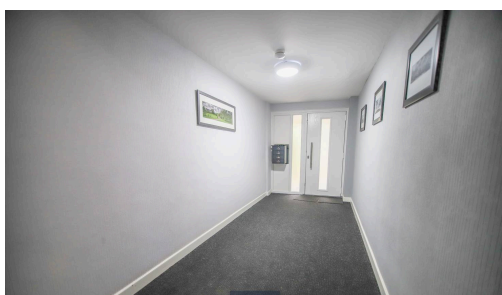
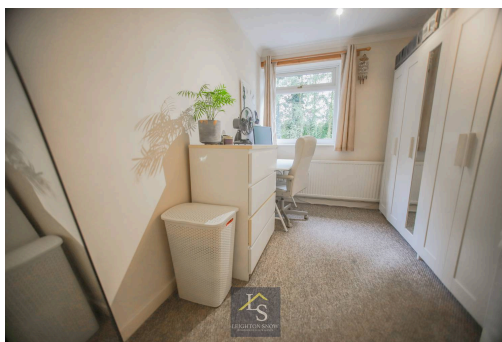
Tenure: Leasehold

EPC Energy Efficiency Rating: C

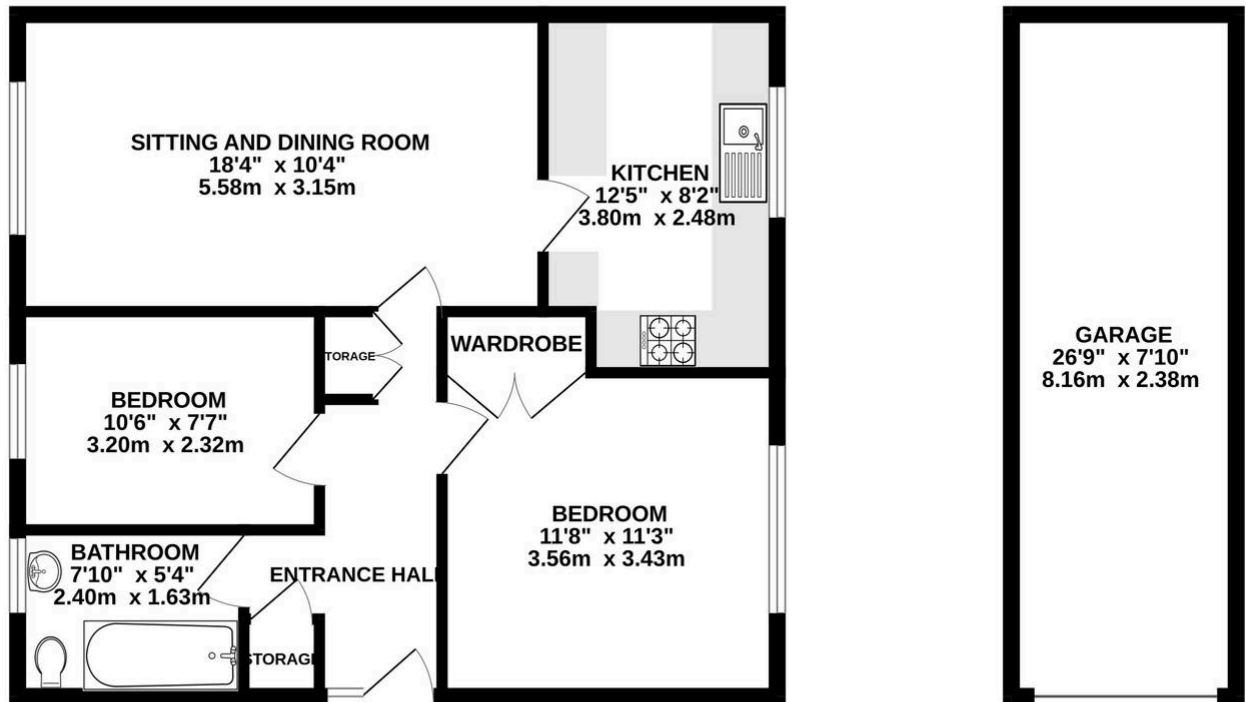
EPC Environmental Impact Rating: G



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- TANDEM GARAGE WITH PLUMBING AND ELECTRICS
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GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

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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This marvellous property offers super space and is ready to move straight into. Situated on the top floor of this purpose built building it is accessed off a landing with only one other property on, allowing a quieter and more private entrance. The internal hallway offers a spacious entrance with two cupboards offering excellent storage options. At the foot of the hall sits the open-plan living/dining room. This is a lovely space with a large window overlooking the front aspect, and opening into the separate kitchen at the rear. The kitchen is generous in size and hosts a wealth of cupboards and drawers under ample worktop space. The two bedrooms are both generously proportioned with the master benefitting from integrated storage. The bathroom completes the internal accommodation and is a white three piece suite comprising WC, wash hand basin and bath with shower over. Recent updates have included new window panes installed in the bathroom and living room (August 2025). There is further benefit of a private loft space accessed from the internal hallway that benefits from insulation. Externally the garage sits below the apartment and is a tandem garage with electrics and a water supply. The allocated parking sits in front of the garage.

*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.*

