

12 Chestnut Court Warren Close, Bramhall

£250,000 Leasehold

TANDEM GARAGE WITH WATER AND ELECTRICS LAID ON • GAS CENTRAL HEATING • TWO DOUBLE BEDROOMS • TOP FLOOR • NO ONWARD CHAIN • IMMACULATE THROUGHOUT



A fantastic spacious two double bedroom top floor apartment with tree-top views. Positioned on a quiet cul-de-sac off the beautiful tree-lined Bramhall Park Road, this wonderful apartment is presented to a high standard with modern fixtures and fittings throughout. Benefiting from gas central heating, a tandem garage and off-road parking, this property is offered for sale with no onward chain- with the option of purchasing it fully furnished.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

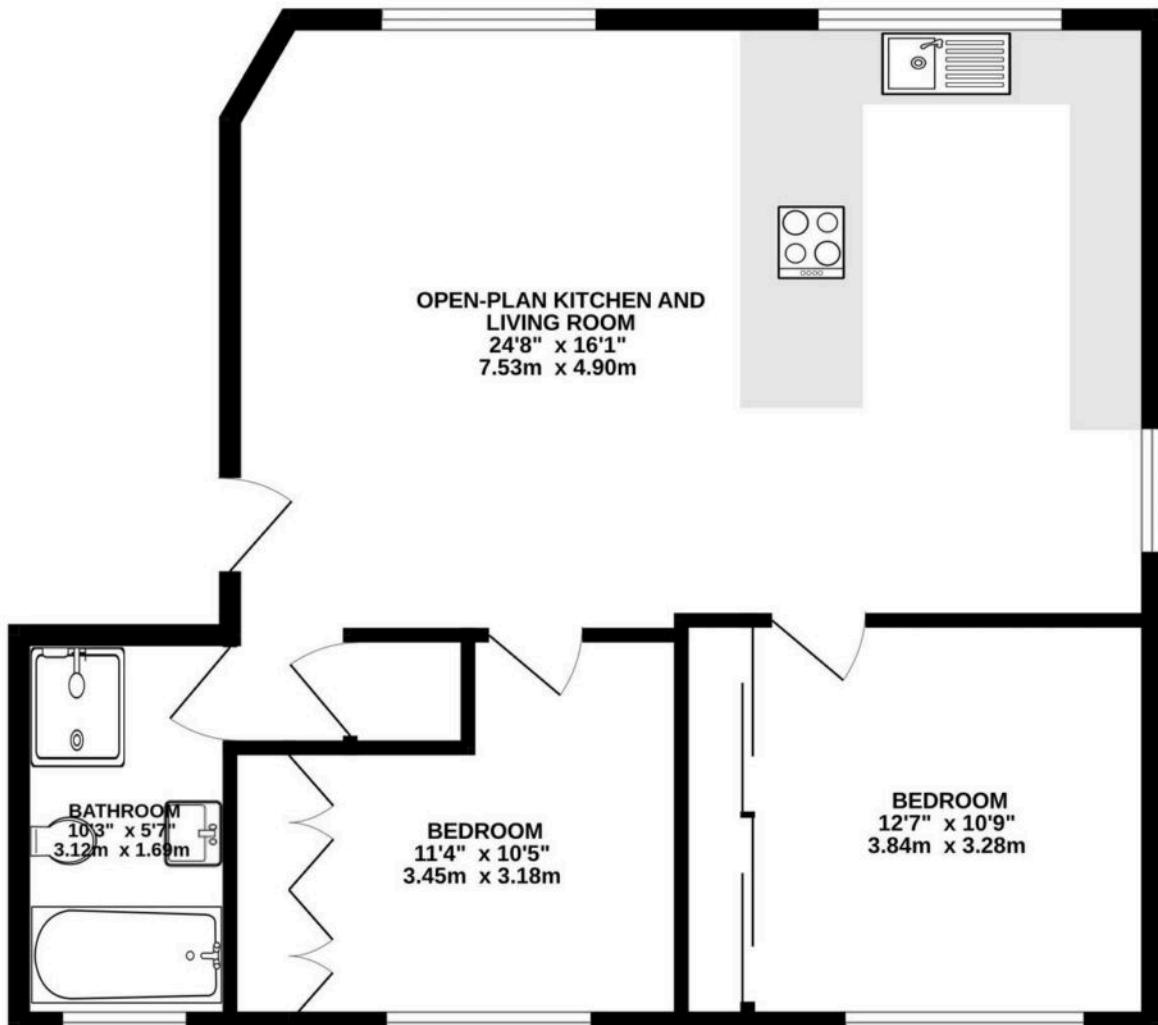
EPC Environmental Impact Rating: C



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SECOND/TOP FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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Externally there is a generous tandem garage with electrics and plumbing laid on. This is a brilliant space for cars and motorbikes and would equally make a great workshop or handy storage area come utility area, plumbed for a washing machine. In front of the garage, which sits below the apartment itself, is an allocated off-road parking space. There is further on-road parking available on the road. The road itself is a cul-de-sac with other small apartment blocks and Bramhall Park Lawn Tennis Club. Bramhall Park itself is a short walk away offering acres of manicured walks and the popular Stables Kitchen café.

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.

