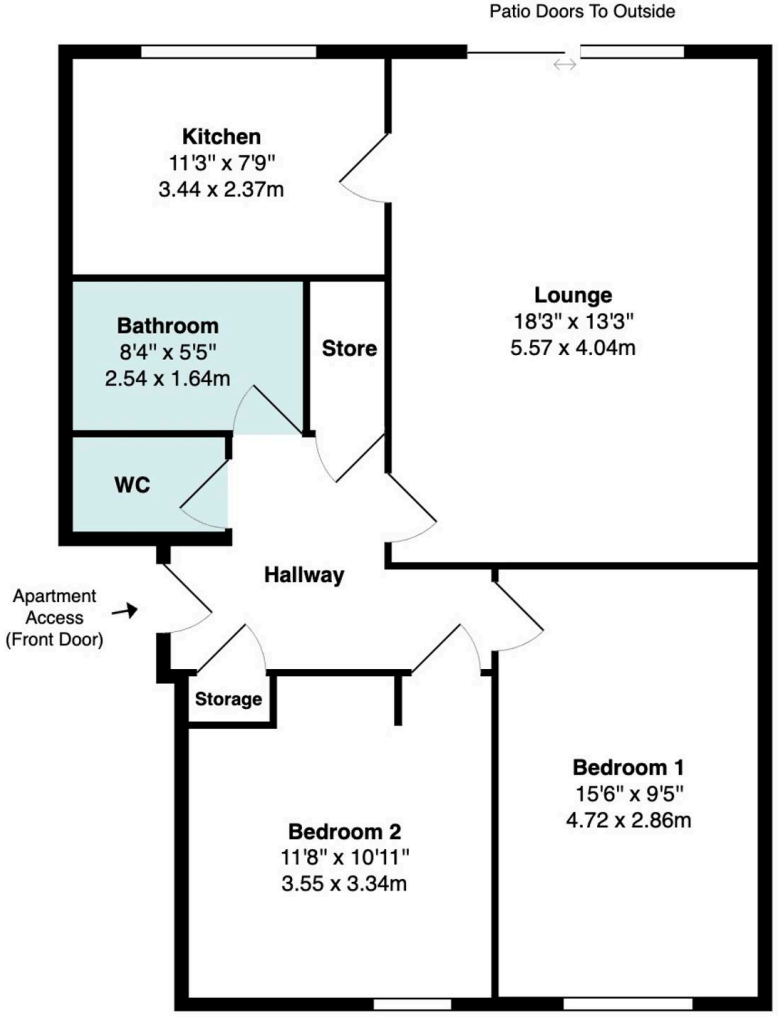
3 Ravenswood Court, 291 Bramhall Lane - SK3 8TA

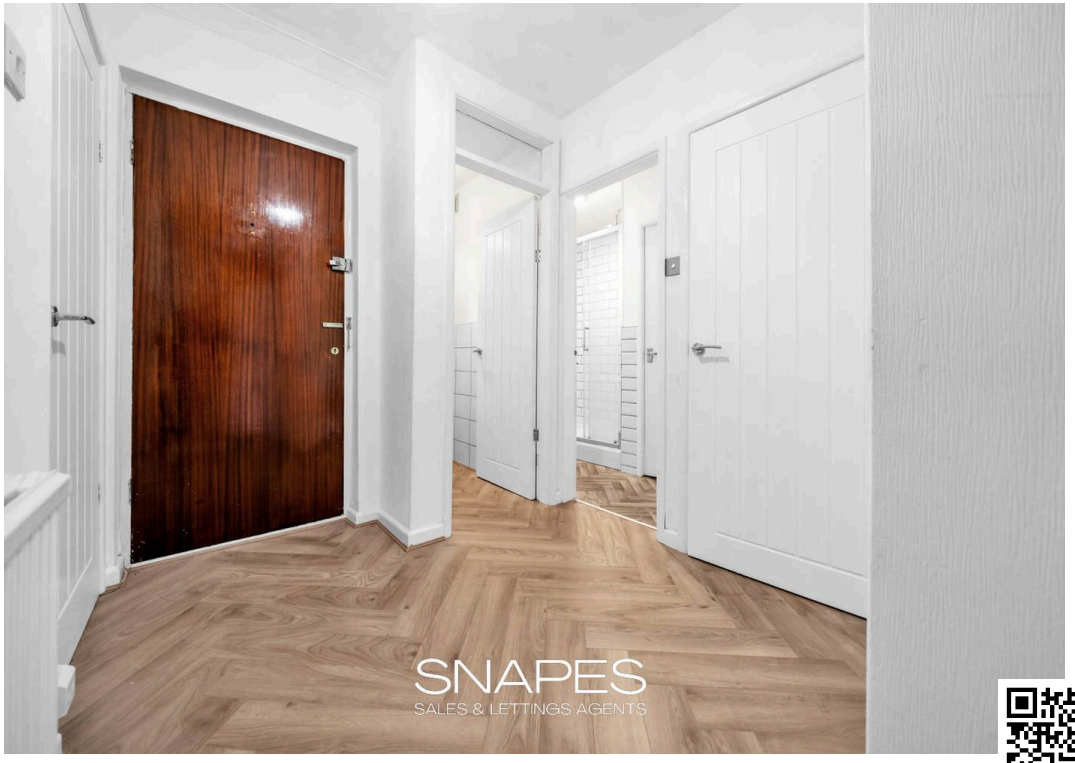
Offers Over £175,000

snapes estate agents

Ground Floor Apartment



Approximate Total Area: 776 ft² ... 72.1 m²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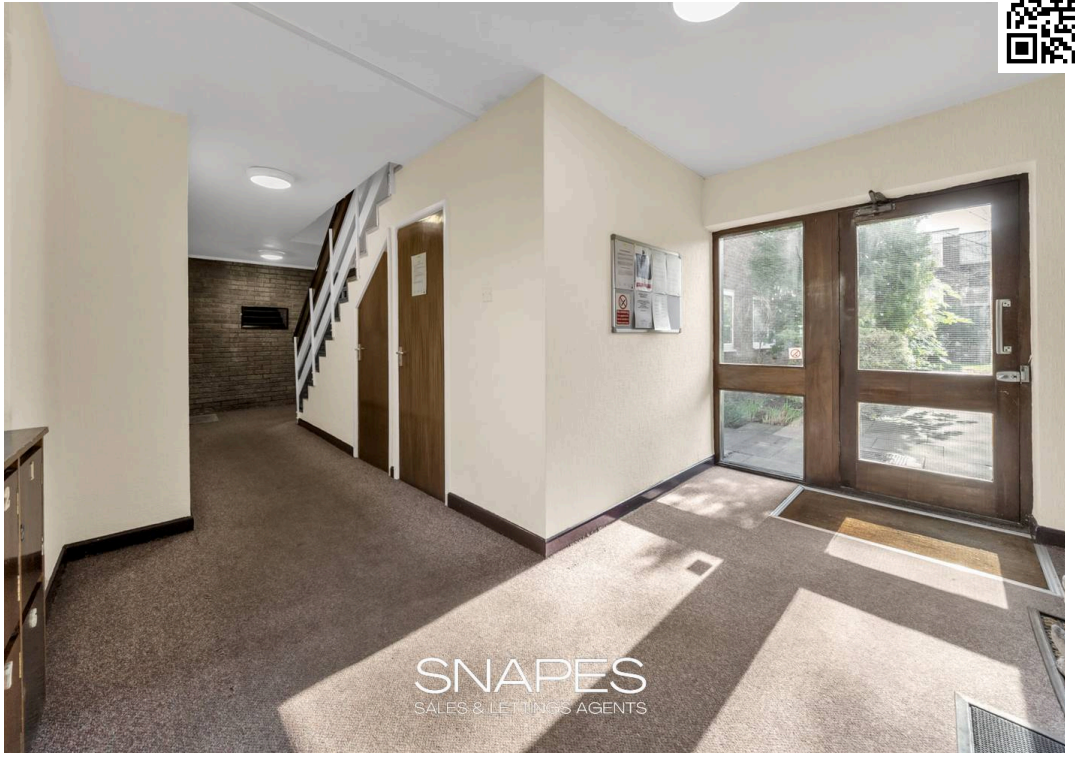
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Description

A well-proportioned two double bedroom ground floor apartment with patio doors to outside, garage and no onward chain – ideal for down-sizers, first-time buyers or investors.

Offered for sale with **no onward chain**, this well-proportioned **two double bedroom ground floor apartment** presents an excellent opportunity for a variety of buyers, including down-sizers seeking an alternative to a bungalow, first-time buyers or investors.

The property is accessed via a communal entrance leading into a **private hallway**, which provides access to all rooms and useful built-in storage. The standout feature of the apartment is the **generous lounge**, a bright and spacious living area with **patio doors opening directly outside**, allowing plenty of natural light and providing a pleasant outlook. The lounge also leads conveniently through to the **separate fitted kitchen**, creating a practical layout for everyday living.

There are **two good-sized double bedrooms**, both offering ample space for bedroom furniture and making the property suitable for couples, sharers or those needing a guest room or home office.

The accommodation is complemented by a **modern bathroom** and a **separate WC**, adding practicality for households and visiting guests.

Externally, the development benefits from **communal gardens**, while the apartment is sold with the advantage of **its own garage**, as well as **off-street parking**, providing valuable storage and parking solutions.

Situated on **Bramhall Lane**, the property enjoys a **convenient location for transport links**, local amenities and is within easy reach of **Davenport Village**, offering shops, cafes and everyday facilities.

With its **spacious layout (approx. 776 square foot), ground floor position and no onward chain**, this apartment represents a fantastic opportunity for buyers seeking comfortable, low-maintenance living in a well-connected location.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

Tenure: Freehold / Leasehold

Lease Dates: 999 Years from 01.07.1974

Rent Charge: £10 Per Annum

Service Charge: £257.42 per month.

Material Information: Please read below.

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DISCLAIMER

We use various photo editing services to enhance the photos 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.

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.

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EPC Rating: C
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