



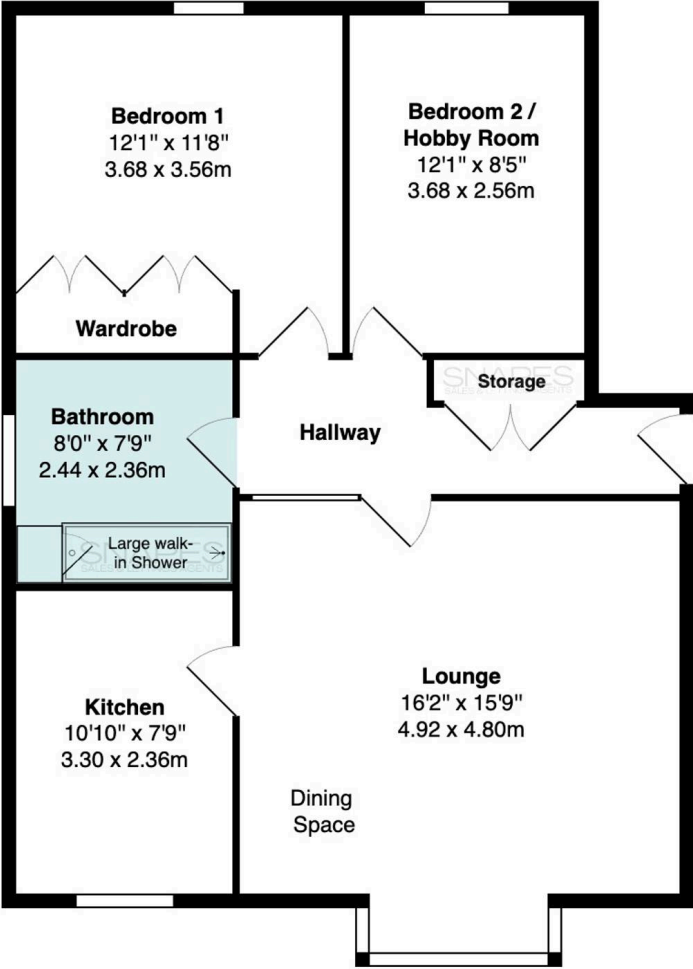
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14 Briarlands Close, Bramhall – SK7 2RB

Guide Price £296,000



Ground Floor Apartment With Garage



Approximate Total Area: 712 ft² ... 66.1 m²



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This lovely ground floor apartment is positioned at the end of a select cul-de-sac, located close to the heart of Bramhall Village. Its ground floor position means there are no stairs to contend with, giving the accommodation a bungalow-like feel.

Once inside, you are welcomed by a spacious entrance hall, which features built-in storage cupboards along one wall and provides access to all rooms except the kitchen. The lounge is a spacious, light-filled room that enjoys a westerly aspect, with views into the close via the bay window. There is a feature fireplace to one wall and doors leading into the kitchen, which is fitted with a modern range of units (see photos), integrated appliances, and a window that brings additional natural light into the space.

On the opposite side of the entrance hall are two double bedrooms, both enjoying views over the woodland area to the rear of the development. Both bedrooms benefit from fitted furniture.

Finally, there is the bathroom, where the bath has been replaced with a large walk-in shower enclosure, along with a WC and wash hand basin.

We have been advised there is no specific age restriction to owning this property.

IMPORTANT INFORMATION also known as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 125 Years from 25-Dec-1985
3. **Rent Charge:** We have been advised no ground rent collected.
4. **Service Charge:** £340 per quarter (£1,360)
5. **Material Information:** Please read below

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: D



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