



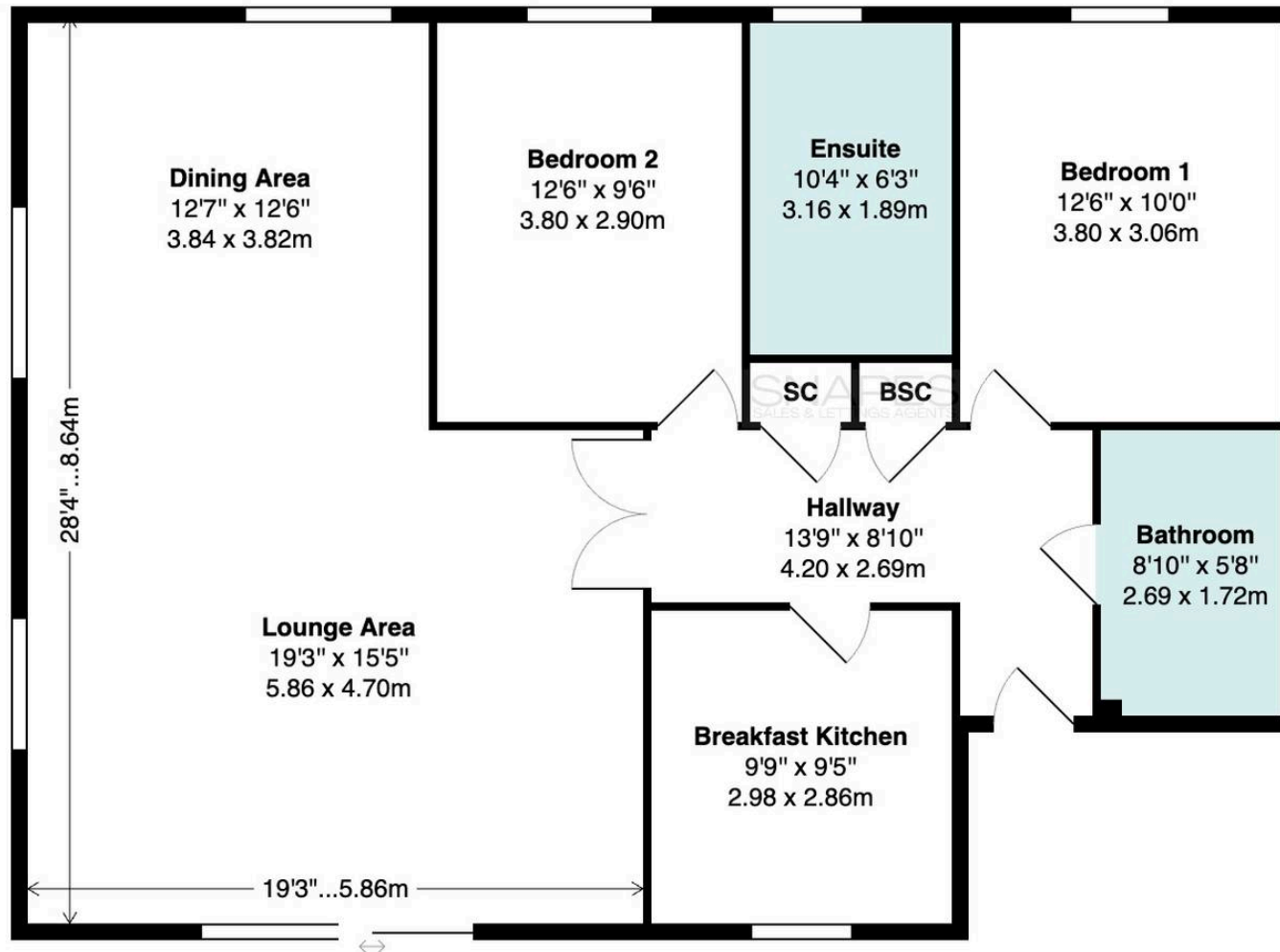
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4 Crest Lodge Hilton Road, Bramhall – SK7 3AG

Guide Price £365,000



Spacious First Floor Apartment - Tranquil Backwater Location



Approximate Total Area: 1035 ft² ... 96.2 m²



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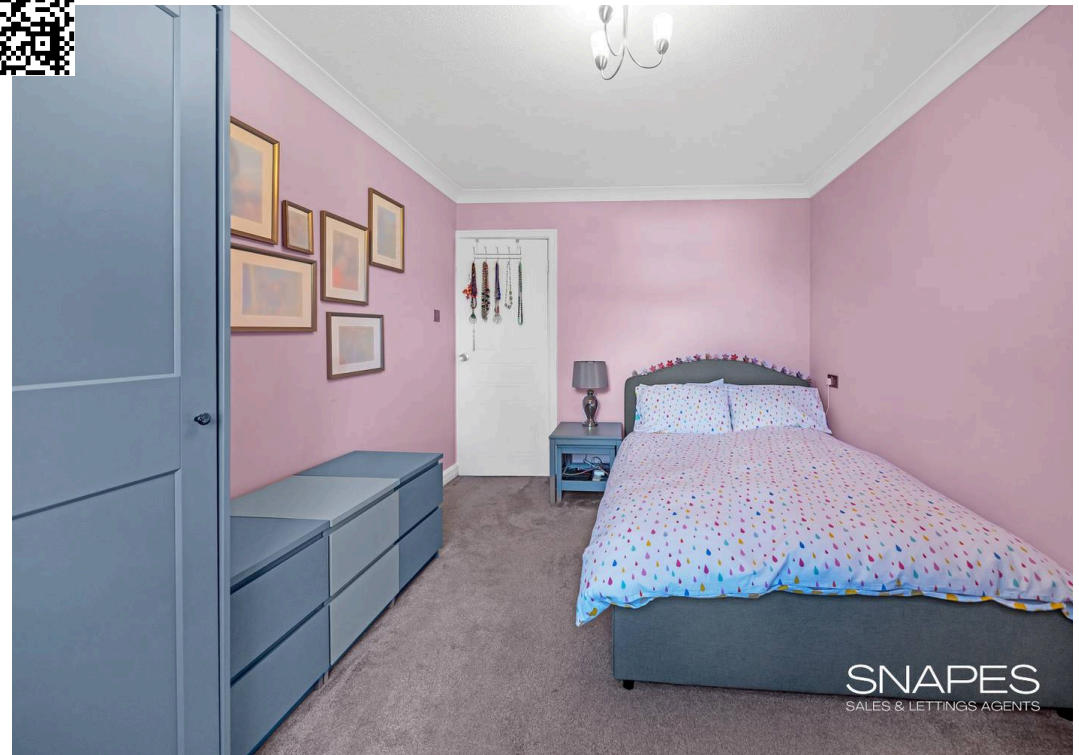
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Description

Spacious Accommodation - Adaptable Living Space - Beautifully Presented Interior - Well Proportioned - Open Plan Lounge / Diner - Breakfast Dining Kitchen - Large Loft Space - 2 Double Bedrooms - 2 Bathrooms - Ample Storage - Excellent Position - Elevated Views - Well Maintained Grounds - Cared For Communal Spaces - Garage Parking - Visitor Parking - Bramhall Park SK7 3 Area - Close to Bramhall Park - Happy Valley - Cycle Routes - Bus Routes - Local Convenience Store - Local Theatre - Tranquil Setting - the list could carry on!

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Positioned on the first floor, this immaculately presented two-bedroom 2-bathroom apartment offers a well-balanced and spacious layout, extending to approximately 1,035 square feet. In addition to this measurement, it is worth noting you have fantastic loft space to use which is accessed via pull down ladders benefiting from a large expanse of boarding for storage including thoughtfully added shelf space. You also get a garage, which provides parking for a suitably size car, motorbike, push bikes or is also perfect for a buyer who wants extra storage.

Open Plan Living Space, with Space to relax and dine!

The accommodation is centred around a generous entrance hallway, which provides access to all room (except for the ensuite shower room). From the hall you can gain access to the loft space as noted above, and access to 2 useful storage cupboards, one of which houses the central heating boiler. At one end of the hallway double doors open into the bright and large open plan living room which boasts impressive measurements. This large reception room has two areas to benefit from, with a lounge section benefiting from a large set of sliding Juliet balcony doors providing picture window views out towards the front of the complex and when open adds a whole new feel to the space - especially on a warm sunny day! There are 2 windows on the side elevation offering views into the communal garden and green leafy areas beyond, with the dining section (see photos) benefiting from another window overlooking the rear gardens - all of which complete a fantastic large open plan light, bright and airy living space.

Cook and dine all in one room!

The breakfast kitchen is another good size room, fitted with a range of modern units which includes integrated appliances. The kitchen offers ample workspace and room for informal dining as demonstrated by the current owners and as ever we recommend you look at our photographs to get an idea of the style, design and layout but more so, arrange a viewing to get a real feel of the practical configuration on offer.

2 Bedrooms & 2 Bathrooms which means 2 Toilets!

Also, off the hallway to the rear side of the accommodation you have 2 double bedrooms. The main bedroom benefits from its own en-suite shower room (See photos), with walk in shower, toilet (WC) and wash hand basin set in surround and storage feature units. The look is complemented by modern tiling and chrome fittings. The main bedroom also has fitted wardrobes providing useful extra storage. The second bedroom is served by a modern main bathroom, with bath, toilet (WC) and wash hand basin and finished with a stylish tiling choice and chrome fittings.

Overall, the apartment offers a practical and comfortable layout, combining well-defined living spaces with excellent proportions throughout.

IMPORTANT INFORMATION also known as MATERIAL INFORMATION

Tenure: Leasehold

Lease Dates: 999 Years from 25-03-1984

Rent Charge: £35 Per Annum

Service Charge: £230 PCM

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.

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EPC Rating: C



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