

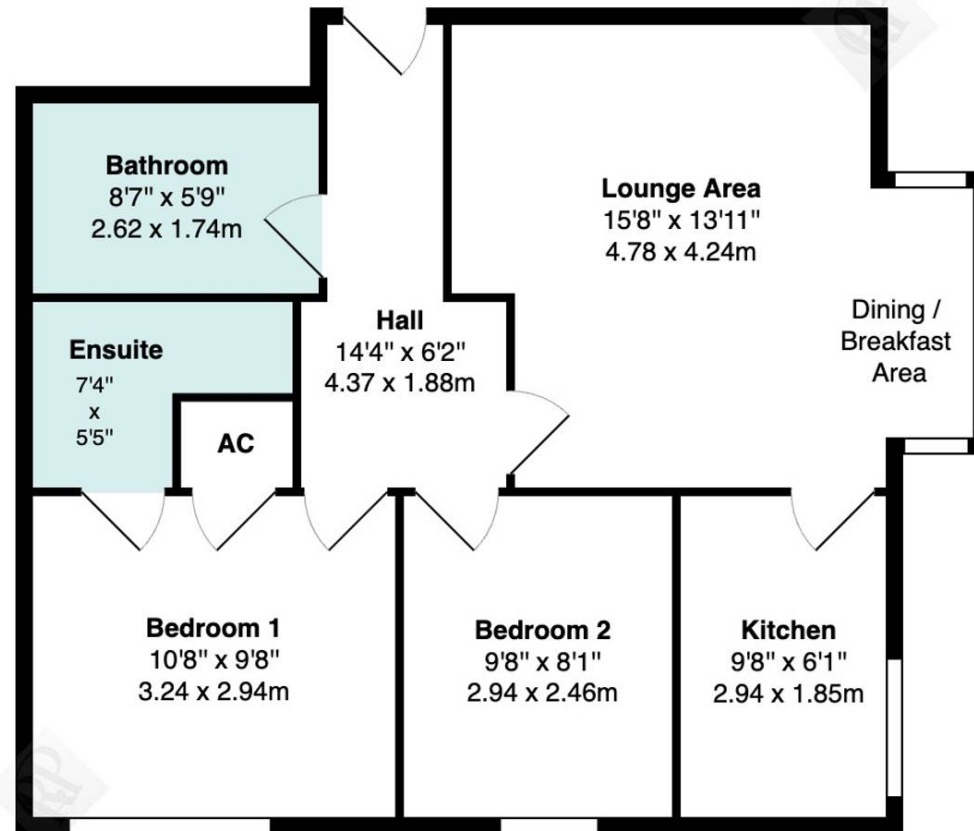


SNAPES
SALES & LETTINGS AGENTS

Flat 3, Chatsworth Manor Ladybrook Road, Bramhall – SK7 3NB
£259,000



1st Floor 2 Bedroom Apartment



Approximate Total Area: 608 ft² ... 56.4 m²







Are you searching for the perfect **lock-up-and-leave**, an investment property with your own future retirement in mind, or perhaps you are downsizing locally or relocating to Bramhall? Whatever your reason for moving, your search could be over with this beautifully presented **two-bedroom first-floor apartment at Chatsworth Manor**.

Before reading on, we strongly recommend taking a look through our photographs to fully appreciate the style, design and presentation of this lovely home. Just as importantly, please take time to study the **floor plan**, which provides the best understanding of the space, proportions and layout of the accommodation on offer.

Chatsworth Manor is a select development of just six apartments, occupying a desirable position on one of the area's most prestigious addresses. This attractive, leafy, tree-lined road offers convenient access into Cheadle Hulme, where an excellent range of shops, restaurants and everyday amenities can be found. For those who enjoy getting outdoors, the beautiful Bramhall Park is just a short stroll away, while slightly further afield Happy Valley provides yet more picturesque walking routes.

The development itself is well maintained both inside and out, and the apartment we offer for sale continues that same high standard of presentation.

The accommodation has a stylish yet homely feel and is first approached through the **communal entrance hall**, which can be accessed from either the front or rear of the development. Unique to many apartments you get a Garage AND a Parking Space, which is the space directly in front of your own garage. Even better the garages are integral to the build design, so no having to walk across a carpark! The garage with this apartment is the middle garage of the three on the left hand side of the building or second from the left the easiest way to count!

Once inside the apartment, the **entrance hall provides access to most of the rooms, with the exception of the kitchen and en-suite shower room**.

The **lounge** is a particularly spacious reception room, featuring a large walk-in bay window overlooking the Ladybrook Road side of the development. As demonstrated within our photographs, the room comfortably provides enough space to accommodate a dining table as well as a generous seating area. **The kitchen is accessed directly from the lounge** and is fitted with a modern range of kitchen units and fittings, as illustrated within our photographs. Returning to the entrance hall, you will find **two bedrooms**. The **main bedroom benefits from its own en-suite shower room**, which is accessed directly from the bedroom and fitted with a modern suite comprising a walk-in shower, wash hand basin and toilet (WC). Positioned next to the main bedroom is **bedroom two**, which is currently fitted with an extensive range of contemporary floor-to-ceiling wardrobes, providing an impressive amount of storage space.

IMPORTANT NOTE: Concealed within the wardrobes is a **pull-down double bed**, meaning the room can still comfortably accommodate overnight guests whenever required.

This clever arrangement also gives the room excellent flexibility. Buyers wanting a more conventional second bedroom could remove all or some of the wardrobes, while those working from home may prefer to create a dedicated study space. Alternatively, if fashion is your thing and only one permanent bedroom is required, the amount of wardrobe and storage space available could be exactly what you have been looking for!

Finally, **also accessed from the entrance hall is the main bathroom**, which is fitted with a modern white suite comprising a panel-fronted bath, wash hand basin and toilet (WC). White tiling and chrome fittings complete the room, creating a clean and timeless finish.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 01-Jan-1988
3. **Ground Rent:** £300 Per Annum (Paid monthly)
4. **Service Charge:** £129.69 PCM
5. **Access:** No Lift
6. **Pets:** No Pets
7. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos 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. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan - these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

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.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **"Material Information"** or **"Important Information"**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

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EPC Rating: B



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