

# Apartment 2 Queens View, 64 Ack Lane East

Bramhall, Cheshire, SK7 2DA



*mosley jarman*



## Apartment 2 Queens View, 64 Ack Lane East, Bramhall, Cheshire, SK7 7DA

**£500,000**

**\*STAMP DUTY CONTRIBUTION\*** - An elegantly presented two-bedroom ground floor apartment, located in the desirable Queens View development by McCarthy Stone. This exclusive over-60s development comprises just 40 apartments and is set within a peaceful, tree-lined neighbourhood in a prestigious suburb of south of Manchester, offering the perfect blend of tranquillity and convenience.

Designed with comfort and ease of living in mind, the apartment features a bright open-plan layout, quality fittings throughout, and access to beautifully landscaped communal gardens. Residents also benefit from a stylish communal lounge—a warm and inviting space ideal for socialising and relaxing.

Queens View provides a secure and welcoming environment, with close proximity to local shops, cafés, medical facilities, and excellent transport links.

**\*The client has confirmed they are willing to proceed with the sale without requiring the purchaser to incur stamp duty costs, subject to offer and negotiation. Please contact for further details.**

- Exclusive over-60s community with only 40 apartments in total
- Located in a peaceful, tree-lined suburb south of Manchester
- Offers a perfect balance of tranquillity and convenience
- Bright open-plan layout with high-quality fittings throughout
- Access to beautifully landscaped communal gardens
- Close to local shops and cafes
- Excellent transport links
- **\*STAMP DUTY CONTRIBUTION\***



### The Grounds and Gardens

The grounds and gardens at Queens View in Bramhall are thoughtfully designed to provide a serene and accessible outdoor environment for residents. The development features beautifully landscaped wrap-around gardens that offer a tranquil setting for relaxation and socialization. Wide, gently curving pathways accommodate both walking and mobility scooters, ensuring that all residents can enjoy the outdoor spaces comfortably.

### The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Heating - Electric central heating (radiators)  
 Mains - Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter - tbc  
 Leasehold - 999 term lease with 997 years remaining  
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three\*  
 Mobile providers- Mobile coverage at the property available with all main providers\*. (Some limited indoor coverage).  
 \*\*Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.  
 \*\* Information provided by GOV.UK

Postcode: **SK7 2DA**

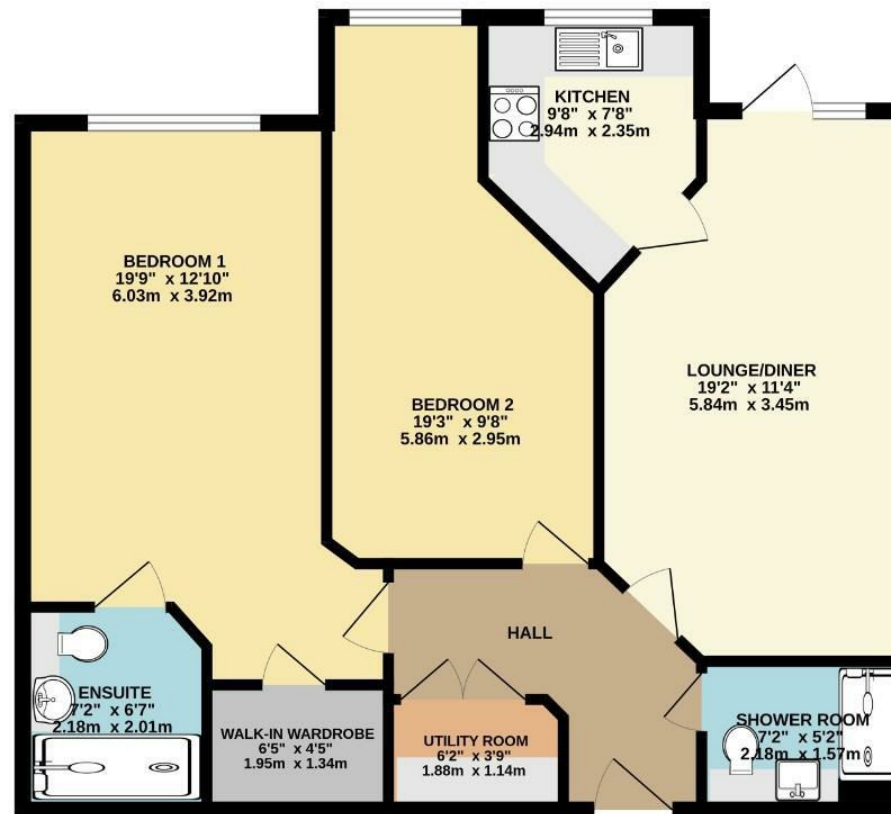
What 3 Words: **since.twin.lawn**

Council Tax Band: **E**

EPC Rating: **B**

Tenure: **Leasehold**

GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.