

Rossall Court, Rossall Drive

Bramhall, SK7 2ET

£215,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

NO CHAIN. Immaculate one bedroom ground floor apartment, fully refurbished to a high standard throughout complete with new wiring, new boiler, and a new contemporary kitchen and bathroom. Positioned close to Bramhall station and village and Bramhall gold club, this superb apartment is ideal for first-time buyers, downsizers or investors. The apartment has also benefitted from a new roof in recent years ensuring peace of mind for years to come.

Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

- Immaculate Fully Refurbished Ground Floor Apartment
- No Onward Chain For A Hassle Free Purchase
- New Roof Installed Within the Last Few Years With Remainder Of Guarantee & Warranty Available
- Two Outbuildings Providing Excellent Storage Along With Single Garage
- Excellent Cul-De-Sac Location & Within Walking Distance Of Bramhall Train Station & Bramhall Village
- Luxury Internal Accommodation Approaching 600 Sq/Ft
- Fully Re-Wired With New Boiler Installed in 2025 (Under Warranty)
- Walking Distance To Bramhall Golf Club
- Wonderful Position Within The Development With Well Maintained Communal Gardens
- Ideal For First Time Buyers, Investors & Anyone Looking To Downsize






Hotpoint













This immaculate one bedroom ground floor apartment offers a superb opportunity for buyers seeking a stylish, low-maintenance home in a highly desirable cul-de-sac location, within easy walking distance of Bramhall train station and the vibrant amenities of Bramhall Village. Fully refurbished to an exceptional standard, the property boasts luxury internal accommodation approaching 600 square feet, providing a spacious and contemporary living environment ideal for first time buyers, investors or those looking to downsize. The apartment features a generous living room with modern décor and quality flooring, a sleek fitted kitchen equipped with integrated appliances and space for table and chairs, as well as a well-proportioned double bedroom complemented by ample storage. The pristine bathroom is finished with high-end fixtures and fittings, offering a relaxing and elegant space. Benefiting from a full re-wire and a newly installed boiler in 2025 (with warranty), the property ensures energy efficiency and peace of mind for years to come. A new roof has also been fitted within the last few years, with the remainder of the guarantee and warranty available, further enhancing the appeal of this hassle-free purchase with no onward chain. Additional features include two outbuildings, perfect for secure storage, along with a single garage providing further flexibility for parking or additional storage requirements. The apartment enjoys a wonderful position within the development, surrounded by well maintained communal gardens (ideal for relaxing or socialising with neighbours). Residents will also appreciate the proximity to Bramhall Golf Club, making this an excellent choice for golf enthusiasts. With its combination of contemporary finishes, practical features and a prime location, this outstanding apartment is certain to attract strong interest and should be viewed at the earliest opportunity.











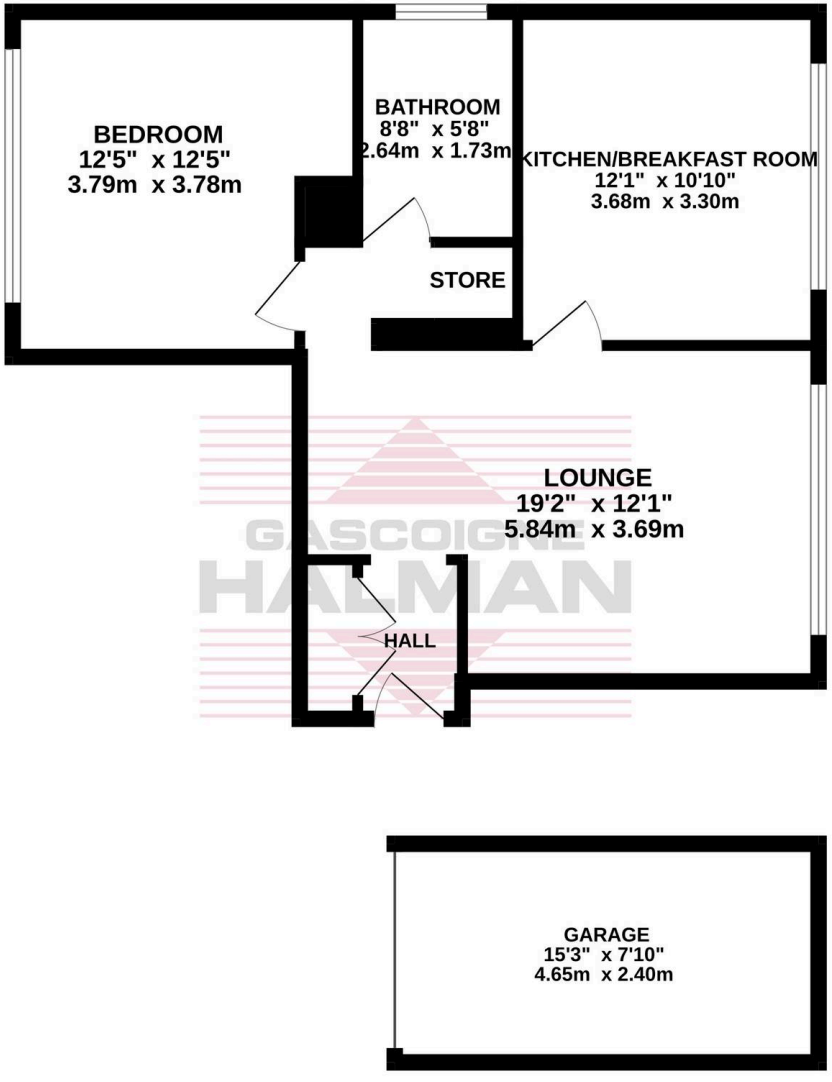








GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



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TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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