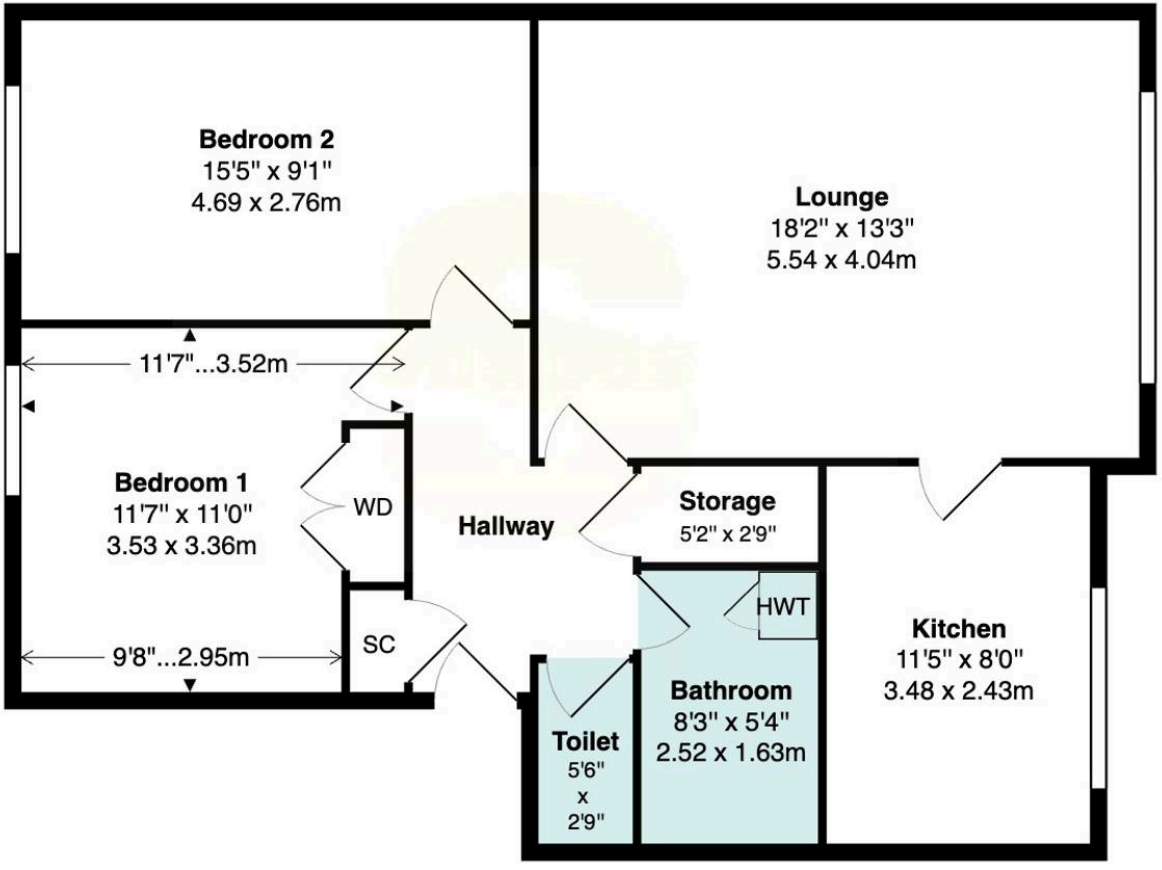


8 Ravenswood Court, 291 Bramhall Lane - SK3 8TA

Guide Price £185,000

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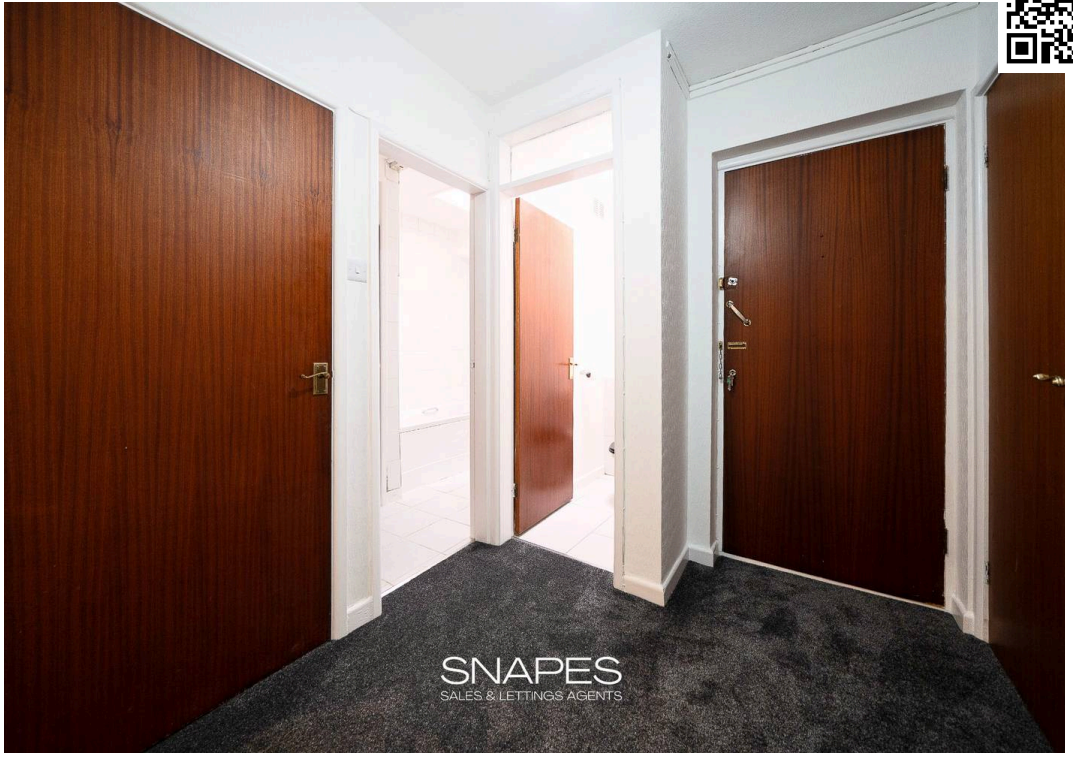
Top Floor (Second Floor) Apartment - No Lift - Garage Included



Approximate Total Area: 755 ft² ... 70.1 m²

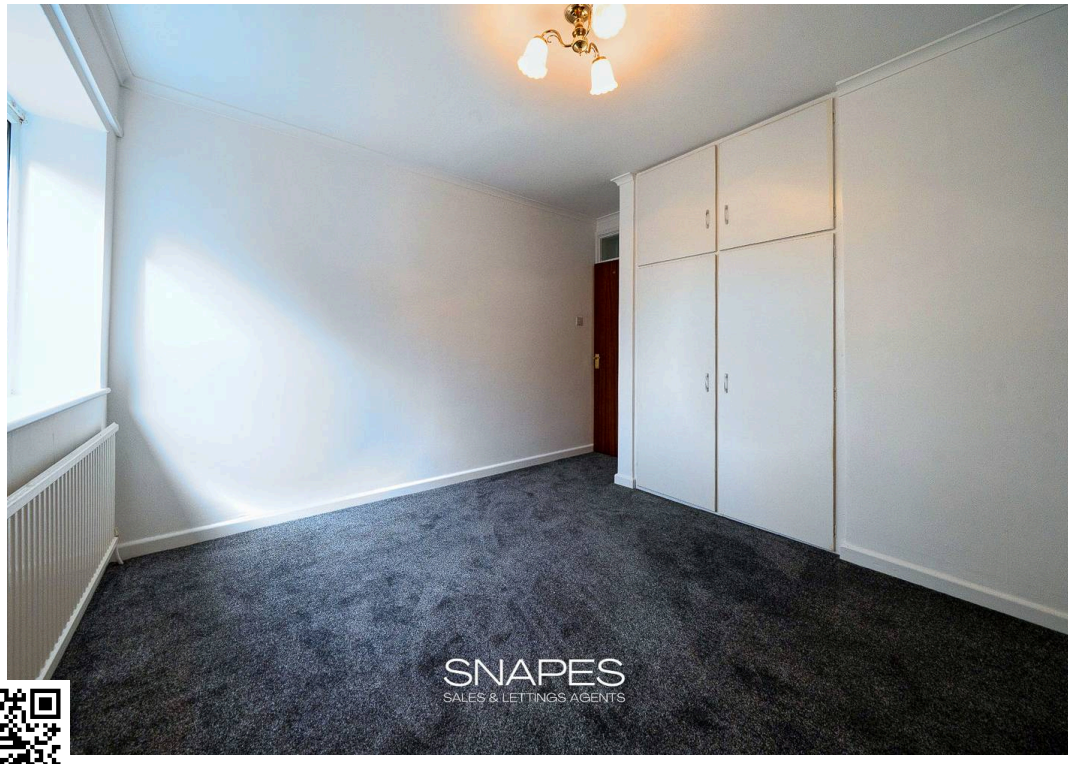

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Description

Whilst reading this brief accommodation summary we strong recommend you look through the photographs to get an idea of the style and design of both the internal and external elements of the home, and we urge you to study the floor plans to get an idea of the shape, layout and sizes of the rooms so you are well informed before viewing.

Spacious and Light-Filled Two-Bedroom Top-Floor Apartment with Garage and Newly Fitted Flooring

Occupying a desirable second-floor position at the top of the well-established Ravenswood Court development, this spacious two-bedroom apartment offers approximately **755 sq ft of bright, well-proportioned accommodation**, together with a garage and an excellent Davenport location.

The apartment has a particularly light, bright and airy feel throughout, helped by its elevated top-floor position and generous window openings. It has also recently benefited from **new carpets throughout the carpeted areas together with a new kitchen floor**, giving the accommodation a fresh and well-presented appearance.

A communal entrance and staircase lead to the second floor, where the apartment opens into a central hallway with useful built-in storage.

The principal reception room is an excellent **18'2" x 13'3" lounge**, providing ample space for both comfortable seating and dining furniture. Its generous proportions and large windows create a bright and inviting living space, well suited to both everyday living and entertaining.

The separate kitchen measures approximately **11'5" x 8'0"** and provides practical fitted accommodation with room for appliances. The newly fitted flooring gives the room a smart, refreshed finish.

There are two well-proportioned double bedrooms. Bedroom One measures approximately **11'7" x 11'0"** and benefits from built-in wardrobe storage, while Bedroom Two is even larger at approximately **15'5" x 9'1"**, offering excellent flexibility as a principal bedroom, guest room or spacious home office.

The bathroom measures approximately **8'3" x 5'4"** and is complemented by a separate WC, a useful feature for both owners and guests. Further storage is positioned off the hallway, adding to the practicality of the accommodation.

Outside, Ravenswood Court sits within established communal grounds with mature planting and greenery, creating an attractive setting around the development. The apartment also benefits from a **garage**, providing useful secure parking or additional storage.

The location is particularly convenient, with Davenport railway station, local shops and everyday amenities all within easy reach. Stockport town centre, Bramhall, Cheadle Hulme and the wider South Manchester road network are also readily accessible.

With its spacious proportions, generous lounge, two double bedrooms, top-floor position, newly fitted carpets and kitchen flooring, garage and convenient location, Apartment 8 Ravenswood Court represents an appealing opportunity for buyers seeking a comfortable and well-located apartment with considerably more space than many modern developments.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** Original 999 Years Ends 01.07.2973
3. **Rent Charge:** £10 per annum
4. **Service Charge:** £257.45 per month
5. **Other:** 2nd (Top) Floor No lift
6. **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: E



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