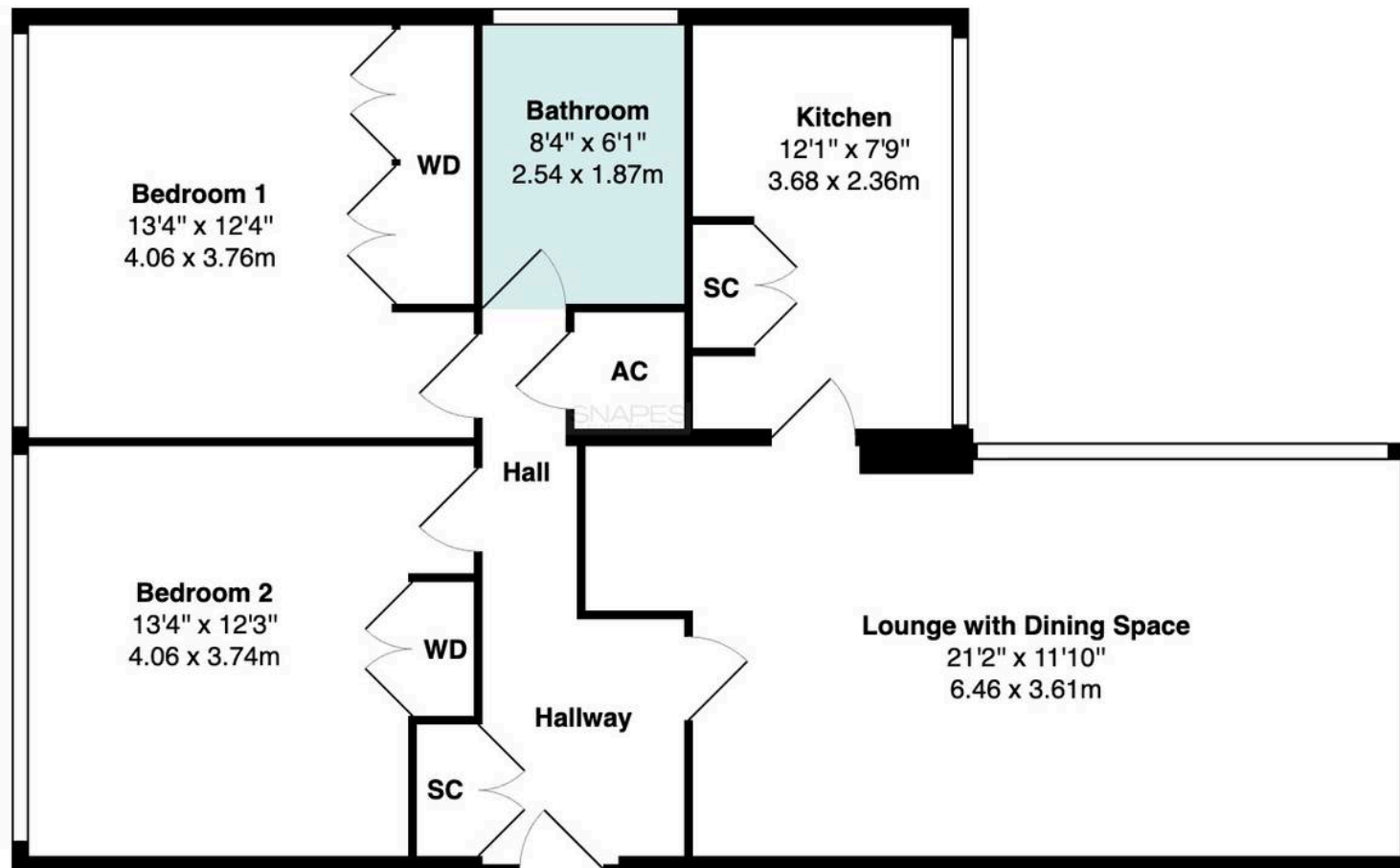




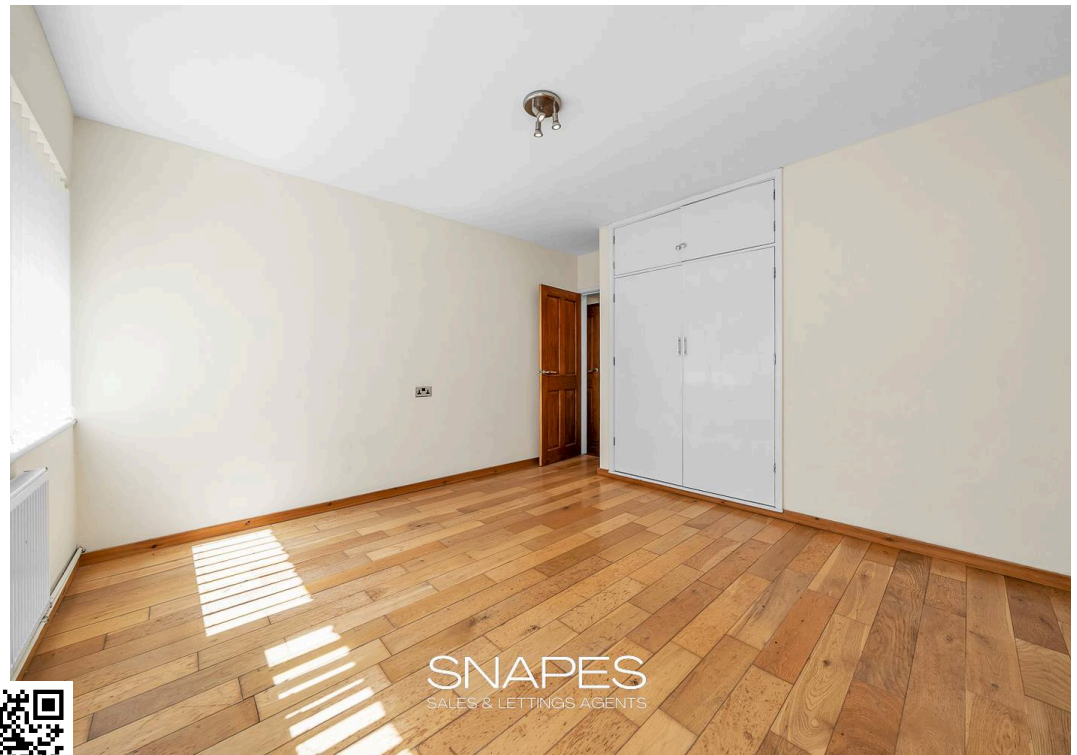
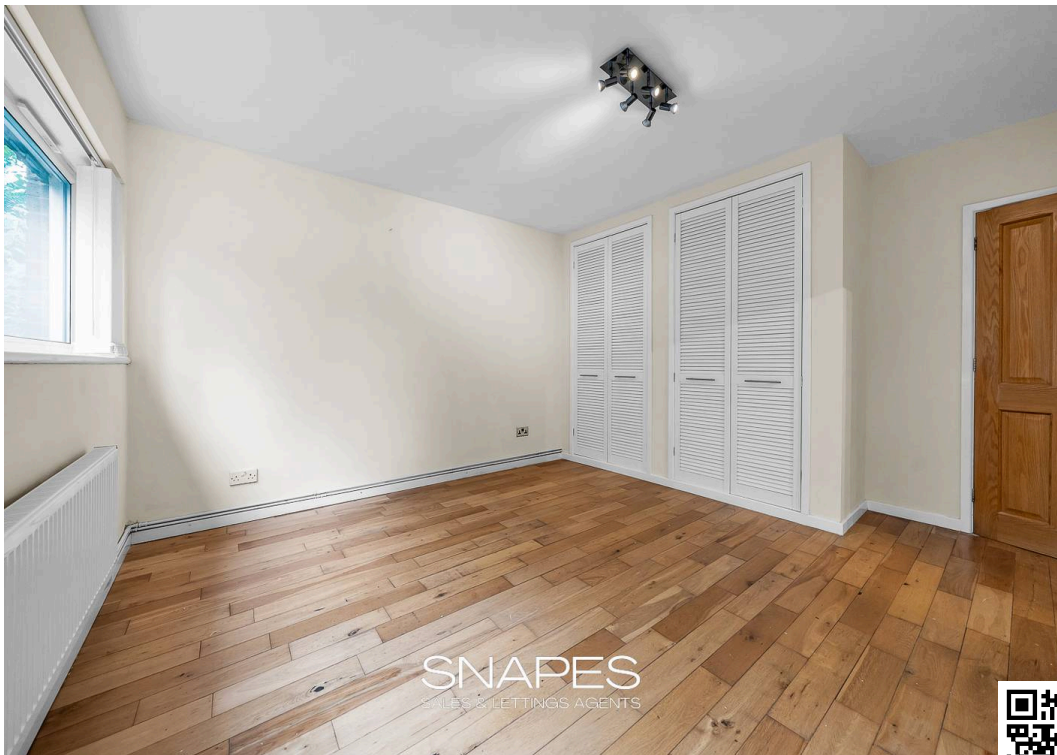
SNAPES
SALES & LETTINGS AGENTS

2 Milton Court, Bramhall – SK7 2EX
£249,950









We are delighted to offer for sale this spacious, ground floor apartment which is located within a convenient yet tucked away cul-de-sac on Rossall Drive, which in turn is located off one of Bramhall's most sought after roads - Ladythorn Road.

The property is positioned on the ground floor as mentioned above, and for a buyer who needs one level of living space this might be an affordable alternative to a Bungalow. We advise you look through the photos to get an idea of design and style of the apartment and the floor plans will show you the space, shape and layout of the accommodation. In brief the accommodation comprises:

You first enter the apartment via the communal entrance hall and once inside you are greeted by a good size hall. The entrance hall then leads to all the main rooms except for the modern kitchen which is positioned off the lounge. The entrance hall has access to storage cupboards.

The lounge boast impressive measurements providing ample space to both sit and relax and have space for a dining table, or office space perhaps. The lounge has a large window and feature fireplace to one all. From the lounge you can access the kitchen which is fitted (see photos) with a modern kitchen suite, and a large window adding lots of natural light to this space.

Then you have 2 double bedrooms (side by side) both boasting large windows looking out towards the rear garden areas. Both have fitted wardrobes adding to the practical features and benefits on offer within the property.

Finally you have the fitted bathroom which has had the bath removed and a shower fitted, in addition the contemporary suite (see photos) is complemented by chrome fittings and attractive modern design tiled walls, both of which add to the look of this lovely home.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

Tenure: Leasehold

Lease Dates: 999 Years from 1-Jan-1965

Rent Charge: £0 Ground Rent

Service Charge: £150 Per Month

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.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: C



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