



**GASCOIGNE
HALMAN**

Oak Lodge, Dairyground Road, Bramhall,
£235,000

THE AREA'S LEADING ESTATE AGENCY



This beautifully presented two double bedroom ground floor apartment reveals a wonderful opportunity for a variety of buyers. Being on the ground floor there is direct access onto the communal gardens with a patio area (not a designated patio) providing a place to relax and unwind. This is a fantastic and unique selling point to the apartment which is neatly tucked away in a quiet secluded corner of the building. For additional convenience the apartment is located in a highly desirable position close to local shops, amenities, excellent transport links as well as primary & secondary schools.

Property details

- Superb Ground Floor Two Double Bedroom Apartment
- Immaculate Maintained Communal Gardens With Patio Area Beyond The Lounge Diner
- Within Walking Distance Of Bramhall Train Station & Bramhall Village
- Easy Access To Local Amenities Including Co-Op Convenience Store and Various Take-Away Restaurants
- Close To Bramhall High School & Ladybrook Primary School & Pownall Green Primary School
- Residents Parking & Single Garage Included



About this property

This superb ground floor apartment, offering a long lease for additional reassurance, is a perfect opportunity for first time buyers or anyone looking to downsize. The apartment occupies a lovely residential location close to ample useful facilities such as the Co-Op convenience store, Bramhall train station as well as a variety of excellent Schools. Internally there is a secure communal entrance which leads to this spectacular ground floor residence. The entrance hall to the apartment promotes a welcoming environment and leads to two double bedrooms, one overlooking the superb communal gardens to the rear and one enjoying views across the front elevation. A modern family bathroom is complimented by a contemporary stylish kitchen with a range of integrated appliances and a useful double storage cupboard. The master bedroom also incorporates some built-in wardrobes providing further additional storage. The large open plan lounge diner is a perfect space to entertain friends and family. A large picture window with UPVC door not only frames the views of the communal garden and patio area but also offers direct access onto the outdoors which provides a good degree of privacy. Externally well established gardens ensure the development is kept pristine throughout the year whilst residents parking and a single garage are also available within the grounds of this superb complex.





DIRECTIONS

SK7 2HZ

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

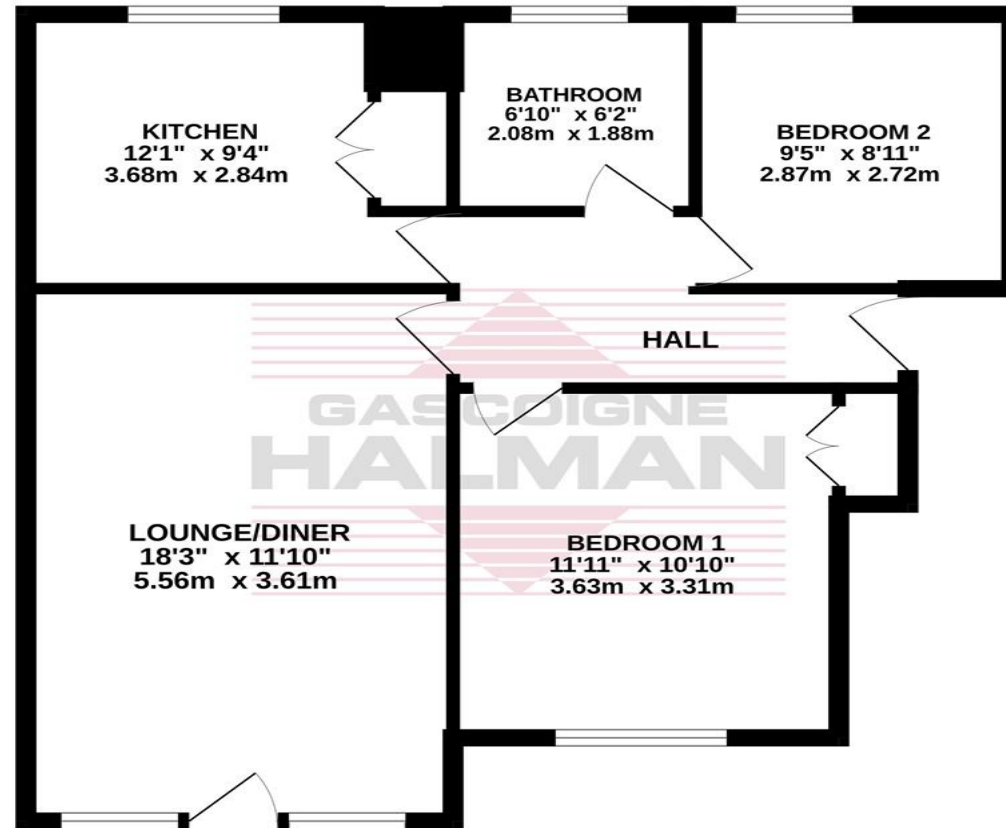
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.





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