



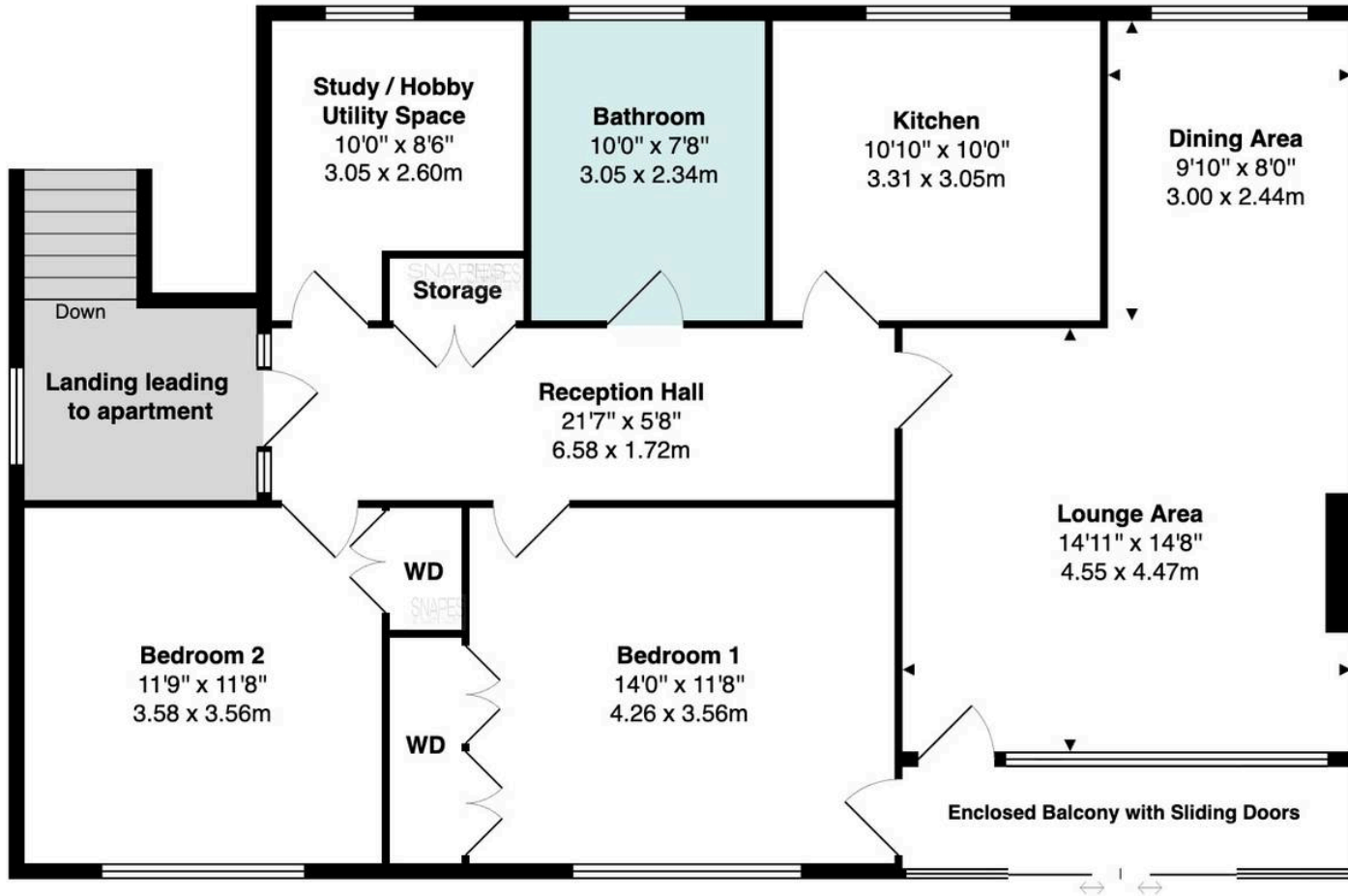
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10 Arden Court, Bramhall – SK7 3NG

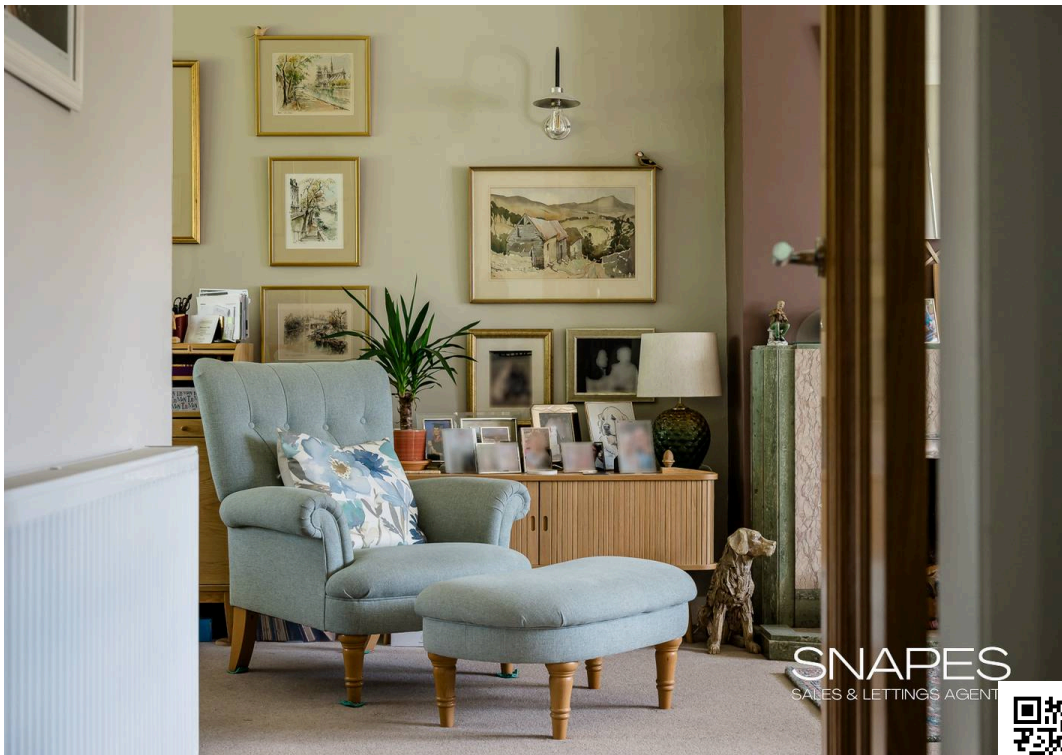
Guide Price £385,000



Spacious First Floor Apartment (Includes Garage Parking)



Approximate Total Area: 1151 ft² ... 106.9 m²



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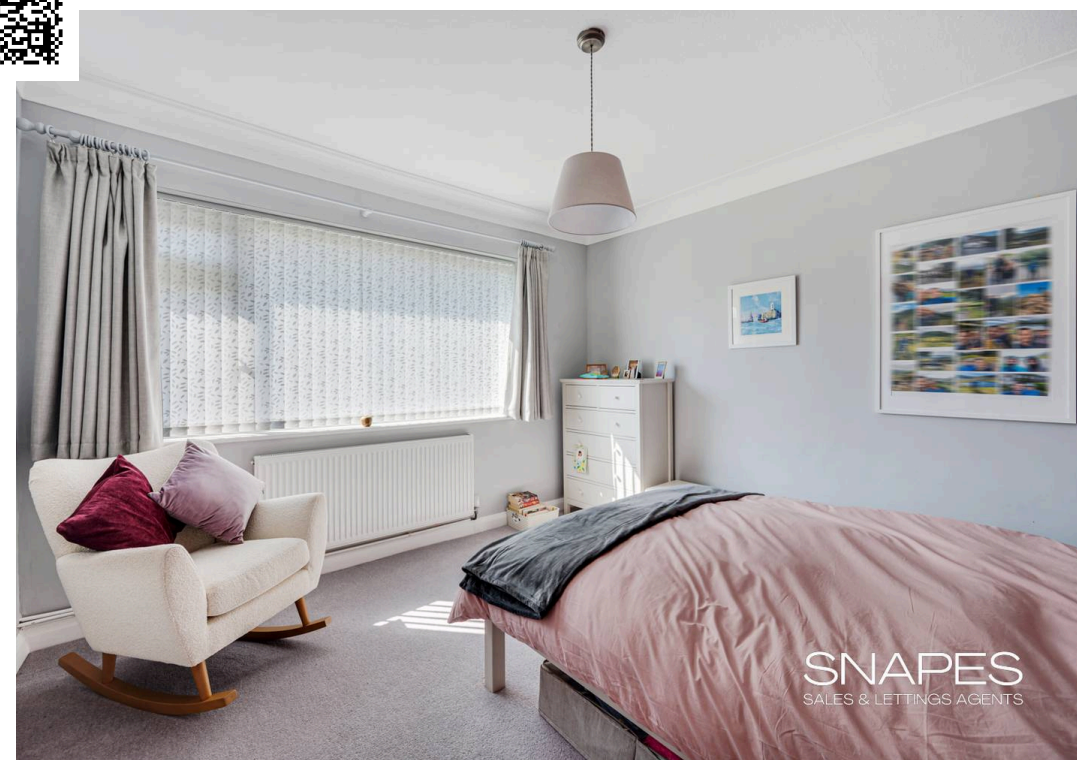
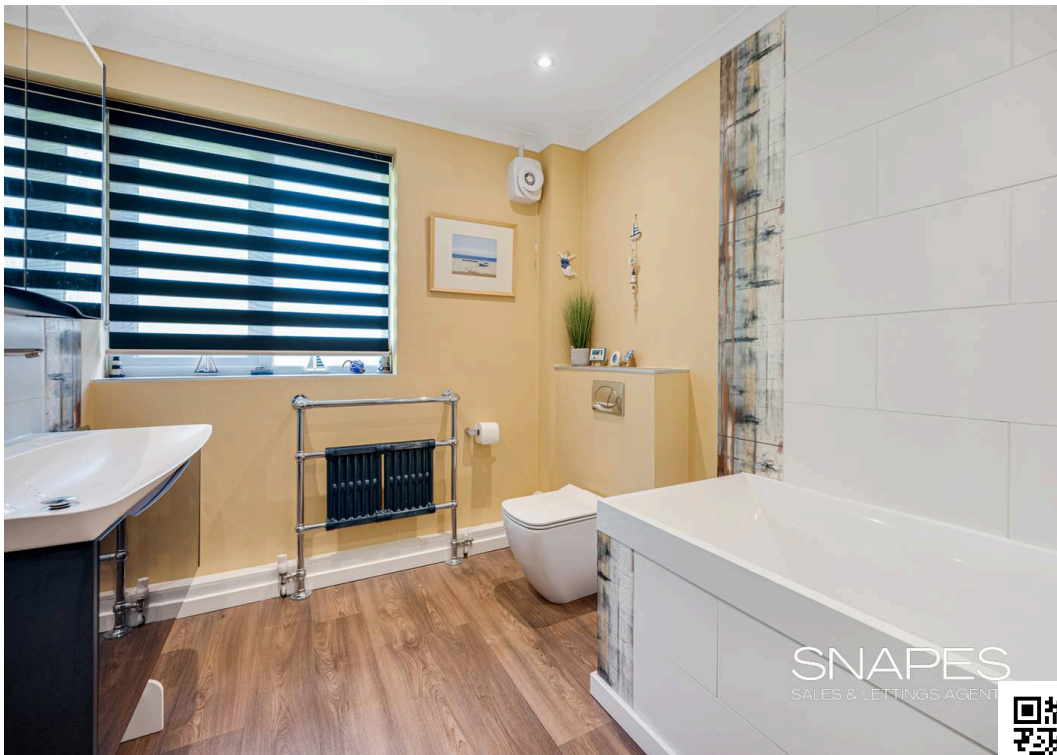
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Description

We are delighted to offer for sale this spacious and beautifully appointed first floor apartment which is located in the popular Arden Court development off Bramhall Park Road.

This spacious apartment is located on the first floor as mentioned above and offers well presented accommodation which includes a spacious entrance hall, which leads to the large lounge with dining area off set towards the rear section. There are views to the rear and front from the lounge and dining area with a with a walk out, suntrap balcony accessed from the lounge area and from the adjacent bedroom. The kitchen has been refitted with a modern range of units and there is a stylish modern bathroom (See photos). Then you have two double bedrooms plus a useful third room which is currently used as a utility room, however could be used for a multitude of purposes with the previous owner having a office desk set up too, for occasional at home office work.

Worth noting is the private feeling to the apartment and entrance hall, sharing the main entrance space with just one other apartment which is positioned on the ground floor. As such the landing area of the communal space feels like it is your own, as no other apartment shares this space for access. We are aware that another first floor owner previously had a stair lift, making this a viable option for a buyer with some mobility aids required, subject to tacit management company agreement (see below).

Outside, you also have the benefit of your own private outhouse storage measuring 1.66m x 1.90m. This useful added bonus, with power, offers excellent extra storage space. You will see that there are well maintained communal garden areas, including ample additional parking for residents and their visitors on the estate.

Unusually, the 12 owners in Arden Court have exclusive ownership of the Management Company in which each has an equal share and so self-determine all management and financial matters.

The property is available to view now, by calling the Bramhall Office

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 24/06/1962 to 24/06/2961
3. **Ground Rent:** Advised £0 by seller
4. **Service Charge:** £2,600 per annum (£1,300 paid twice yearly)
5. **Other:** Bramall Park, Stockport Conservation Area
6. **Material Information:** Please read below

DISCLAIMER

We use various photo editing services to enhance the photos 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.

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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