



**GASCOIGNE
HALMAN**

Glenbourne Park, Bramhall, Stockport

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN. Forming part of the Syddall Park conservation area is this wonderful retirement development which is neatly tucked away behind Ogden Road offering a private and highly desirable setting. Bramhall village with its vibrant atmosphere caters for all ages and there is a wonderful Cafe culture as well an excellent mix of bars and restaurants. There are a plethora of amenities ranging from dentist, doctors, well renowned butchers as well as fresh fruit and vegetable store. There really is something for everyone which makes this fantastic retirement property a hidden gem.

Property details

- First Floor (Top Floor) Two Double Bedroom Retirement Apartment
- Wonderful Development Inconspicuously Tucked Away off Ogden Road
- Residents Parking & Immaculate Communal Gardens
- Walking Distance to Bramhall Village with it's Cafe Culture as well as Bars, Restaurants & Ample Amenities
- No Onward Chain Offering Excellent Flexibility
- Feature Balcony Position off the Kitchen Area



About this property

The modern but yet established development displays an almost mock tudor architecture with its distinctive black and white part paneled facade. This striking effect amplifies the modest characteristics of this superb development. Stepping into the communal area of the development a staircase leads to the first floor apartment. Internally there is a spacious hallway which incorporates a cloakroom and useful storage cupboard. Two double bedrooms are positioned to the rear of the property and they enjoy views across the immaculate communal gardens. The master bedroom offers some fitted wardrobes as well as a modern en-suite. The second bedroom is also a very capable double bedroom which could also be used as home office or additional reception room. A bathroom whilst functional, may benefit from being re-styled to a buyers own requirements and taste. A superb living room is well proportioned and enjoys a Juliette style balcony with sliding doors. The kitchen leads out to a more dominant balcony ideal for al-fresco dining. Externally the property includes residents parking and visitors parking with immaculate fully serviced communal gardens for all residents to enjoy. NO CHAIN





DIRECTIONS

SK7 1JG

COUNCIL TAX BAND

D

TENURE

Leashold

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	76 C	79 C
55-68	D		
39-54	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

Ask Agent

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?

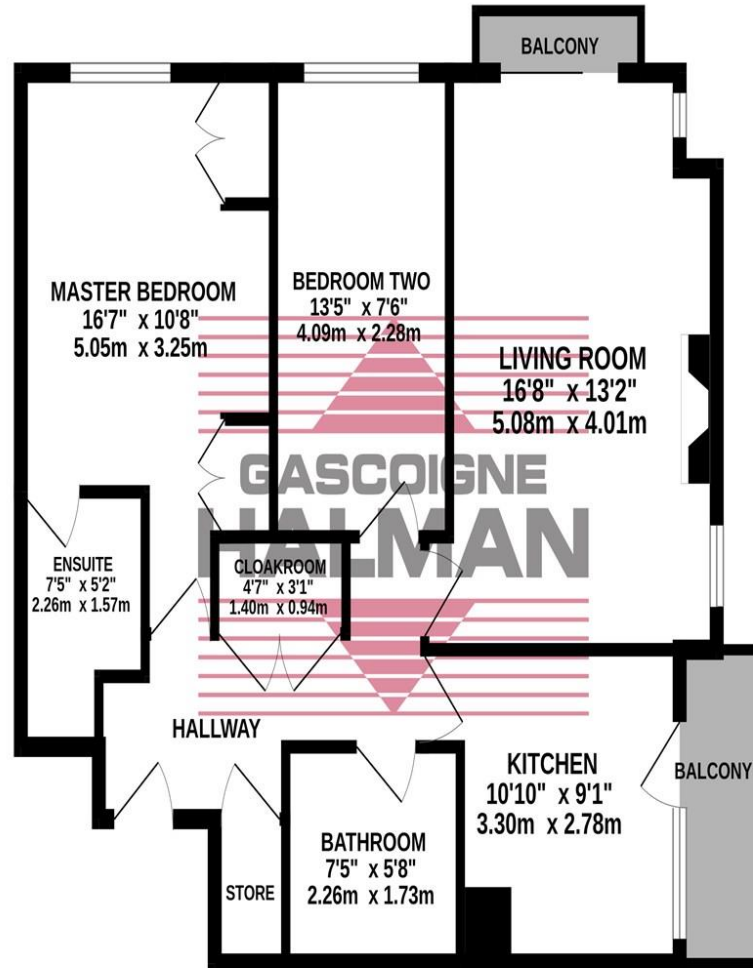
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FIRST FLOOR
696 sq.ft. (64.6 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE