

# 1 Glenbourne Park

Bramhall, Cheshire, SK7 1JG



*mosley jarman*



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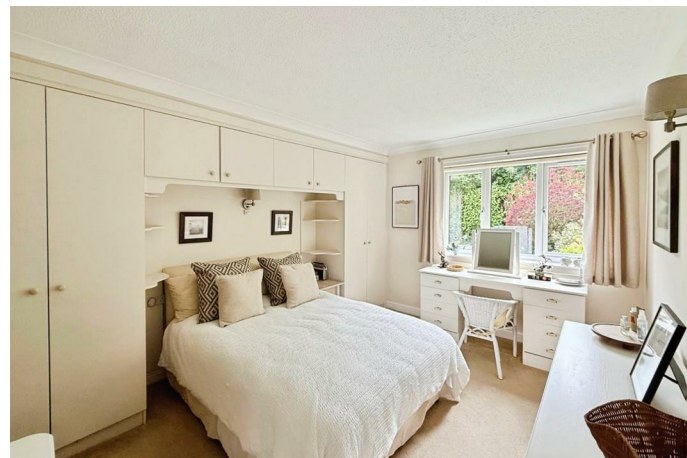
**£280,000**

A beautifully presented ground floor retirement apartment offering two double bedrooms and two bathrooms (including an en-suite). The property benefits from UPVC double glazing and is available with no onward chain.

The accommodation comprises a communal entrance hallway with storage, leading to a private hallway with two additional storage cupboards. This opens into a spacious dual-aspect living room, featuring sliding doors that lead out to a south-facing patio area with pleasant views over the communal gardens. The stylish kitchen is fitted with matching wall and base units, provides space for appliances, and offers room for dining.

There is a contemporary, re-fitted bathroom finished with full-height tiling, a walk-in shower, chrome heated towel rail, vanity sink unit, and LED mirror. The apartment also includes two bedrooms, with the master benefiting from an en-suite and fitted wardrobes.

Please note: residency is restricted to ladies aged 60 and over, and gentlemen aged 65 and over.



- Beautifully presented ground floor retirement apartment
- Two bathrooms including a modern en-suite to the master bedroom
- Spacious dual-aspect living room providing plenty of natural light
- Parking
- Offered for sale with no onward chain
- Two generously sized double bedrooms
- UPVC double glazing throughout
- Attractive communal gardens with patio area
- Garage



### The grounds and gardens

Glenbourne Park is situated in a sought after, quiet location within the 'Syddall Park Conservation' area which is within walking distance to Bramhall village and local amenities. The property also benefits from parking and a private garage.

### The Location

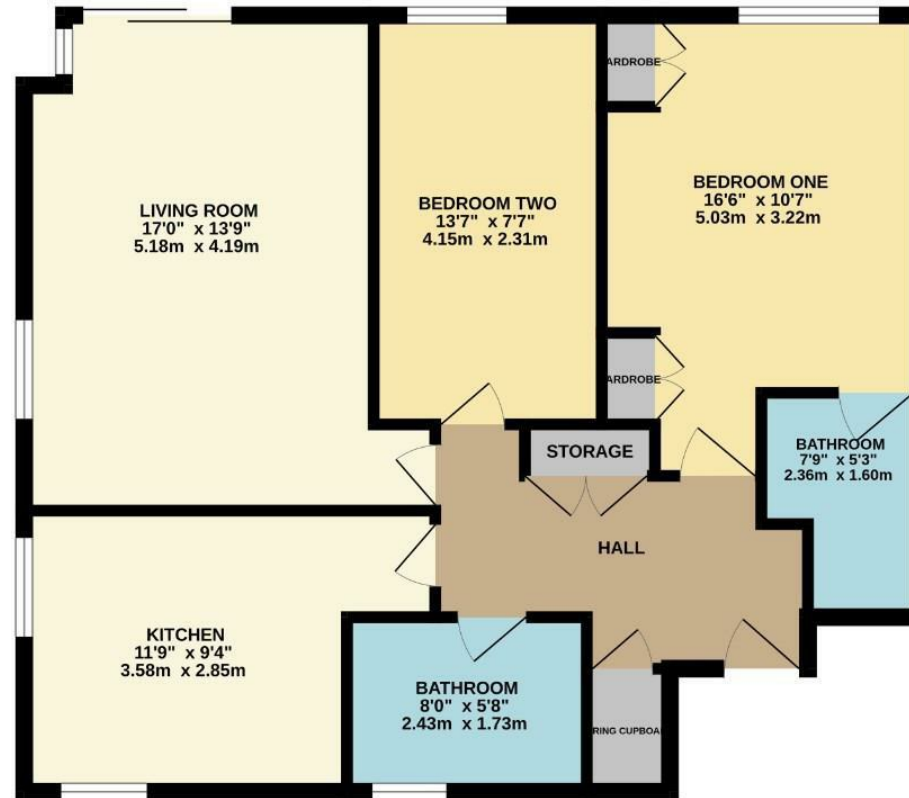
Bramhall is an attractive, leafy and affluent village, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain). Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to its own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramhall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Heating - Electric central heating  
 Mains - Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
 Water Meter - tbc  
 Leasehold - 99 year lease term / 61 years remaining  
 Over 60 years old for Ladies and over 65 years old for Gentlemen  
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three\*  
 Mobile providers- Mobile coverage at the property available with all main providers\*.  
 \*\*Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.  
 \*\* Information provided by GOV.UK

Postcode: **SK7 1JG**  
 What 3 Words: **dreams.jams.spray**  
 Council Tax Band: **D**  
 EPC Rating: **D**  
 Tenure: **Leasehold**

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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