

# 12 Chestnut Court Warren Close

Bramhall, Cheshire, SK7 3LH



*mosley jarman*



## 12 Chestnut Court Warren Close, Bramhall, Cheshire, SK7 3LH

**Guide Price £250,000**

**\*No Chain\*** An excellent opportunity to acquire this superbly positioned, second floor apartment, which enjoys a desirable corner position with wonderful views to all sides. With the huge added bonus of a large tandem garage included in the sale, this property is particularly well presented throughout, and is offered to the market with no onward chain.

Accessed via the secure communal entrance, the apartment comprises a huge open plan living/ dining/ kitchen space with massive picture windows giving lovely tree lined views towards Bramhall Park. The kitchen area is fitted with a good range of floor and wall units as well as a large breakfast bar and houses a ceramic hob, oven, fridge/ freezer and dishwasher. The living space has a contemporary fire place in the corner whilst a large attic space is accessed from the living space, giving lots of storage.

There are 2 double bedrooms, both of which have large, built in wardrobes providing ample storage space, as well as large picture windows giving elevated views over Bramhall Park Lawn Tennis club. The spacious bathroom is well appointed with both a bath a separate shower. A cupboard housing the combi boiler provides great storage and drying space.

- IMMACULATLY PRESENTED
- CHAIN FREE SALE
- TANDEM GARAGE INCLUDED
- SECOND FLOOR POSITION
- NEXT TO BRAMHALL PARK AND GARDENS
- EXCELLENT CORNER POSITION



### Grounds, Gardens and Parking

There are communal lawned gardens at the rear of the development, with Bramhall Park being just a stones throw away. The tandem garage is conveniently positioned in the corner to the right of the communal entrance and has plumbing for a washing machine and would be suitable for a sizable utility area.

### Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, 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), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. 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 it's 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 Bramall 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, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Heating - Gas Central Heating  
Mains - Electric, water and drains  
Property Construction- Brick built with tiled, pitched roof  
Flood Risk -Very low risk (Surface water), Very low risk of flooding (sea and rivers)\*\*  
Water Meter - YES  
Leasehold Apartment with a share of the Freehold so £0 Ground Rent. 989 year lease. £390/ quarter service charge.  
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 3LH**  
What 3 Words: **beats.spice.insert**  
Council Tax Band: **B**  
EPC Rating: **C**  
Tenure: **Leasehold - Share of Freehold**

SECOND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.  
While 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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