

Flat 4 Windsor Gardens Bramhall Lane South

Bramhall, Cheshire, SK7 2DN



mosley jarman



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£140,000

A well-presented one-bedroom ground floor apartment forms part of a highly regarded purpose-built development, ideally situated in the heart of Bramhall village. The location is exceptionally convenient, being just a short stroll from a wide range of local amenities including shops, restaurants, the train station, health centre, and library, making it an excellent choice for those seeking both comfort and convenience.

The apartment itself benefits from electric heating throughout, ensuring a warm and low-maintenance home. The accommodation includes a welcoming entrance hall, a generously proportioned lounge/dining area, a fitted kitchen, a double bedroom, and a shower room.

The property is offered for sale with no onward chain, allowing for a straightforward purchase. Please note: This development has an age restriction of 65+ for men and 60+ for women.



- A well presented ground floor apartment
- Electric heating for low-maintenance comfort
- Well maintained communal grounds
- Living Room with dual aspect
- No onwards chain
- Part of a highly regarded, purpose-built complex in the heart of Bramhall village
- Great position in the development with view over the front
- Communal parking
- Age restriction of 65+ for men and 60+ for women



The Grounds and Gardens

Externally, to the front of the property there is communal parking, attractively set amongst mature trees and established shrubs. To the rear, residents enjoy access to well-maintained communal gardens, offering a pleasant and peaceful outdoor setting.

The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. Bramhall has a strong village community spirit (voted one of the friendliest places 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 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 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 - Electric heating

Mains - Electric, water and drains

Property Construction- brick built with tiled roof

Flood Risk - Very low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter - No

Leasehold - 125 year lease / 89 years remaining

Broadband providers - Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, 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 2DN**

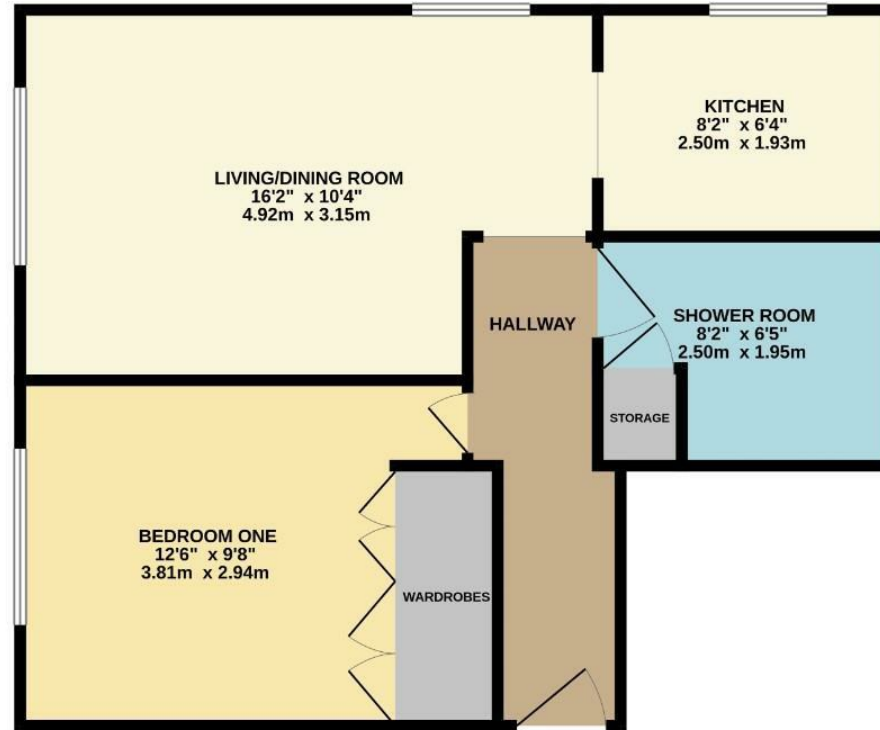
What 3 Words: **spine.sand.start**

Council Tax Band: **C**

EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 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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