

Thomas, 3 Glenbourne Park

Bramhall, Cheshire, SK7 1JG



mosley jarman



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£285,000

An immaculately presented two double-bedroom, two-bathroom (one en-suite) ground-floor retirement apartment, situated in a sought-after, quiet location within walking distance of Bramhall village and a range of local amenities. The property benefits from UPVC double glazing, electric central heating, and recessed LED downlighting. Additional features include allocated parking, a garage, and a south-facing patio accessible from the lounge. The property is also offered for sale with no onward chain. The accommodation comprises a communal entrance hallway leading to a private hallway with two large storage cupboards. The spacious living room features dual-aspect windows, an electric fire, and a sliding patio door leading to a private south-facing patio, overlooking attractive, well-maintained communal gardens that are not overlooked. The stylish kitchen is fitted with modern units, Corian work surfaces, and integrated appliances, including a double oven, electric hob, extractor hood, fridge/freezer, and a Hotpoint washer/dryer. The modern bathroom is equipped with white sanitaryware, a Triton electric shower over the bath with a glass screen, tiled splashbacks, and a mirror-fronted vanity wall unit. There are two double bedrooms, with the main bedroom benefiting from fitted wardrobes and an en-suite shower room with a corner shower unit, thermostatic shower fittings, Villeroy & Boch sanitaryware, tiled walls, a chrome ladder radiator, and a mirror-fronted vanity unit. Glenbourne Park has an age restriction of over 60 years old for ladies and over 65 years old for gentlemen.



- AN IMMACULATE GROUND FLOOR APARTMENT
- TWO BATHROOMS (ONE EN-SUITE)
- MODERN KITCHEN
- ALLOCATED PARKING AND VISITOR PARKING
- NO ONWARDS CHAIN
- TWO DOUBLE BEDROOMS
- SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO BRAMHALL VILLAGE
- CAVITY WALL INSULATION
- GARAGE



The Grounds and Gardens

Glenbourne Park is situated in a sought after, quiet location within walking distance to Bramhall village and local amenities. The property also benefits from allocated 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 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. 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 - Yes
Leasehold (the vendor is in the process of extending the lease)
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**

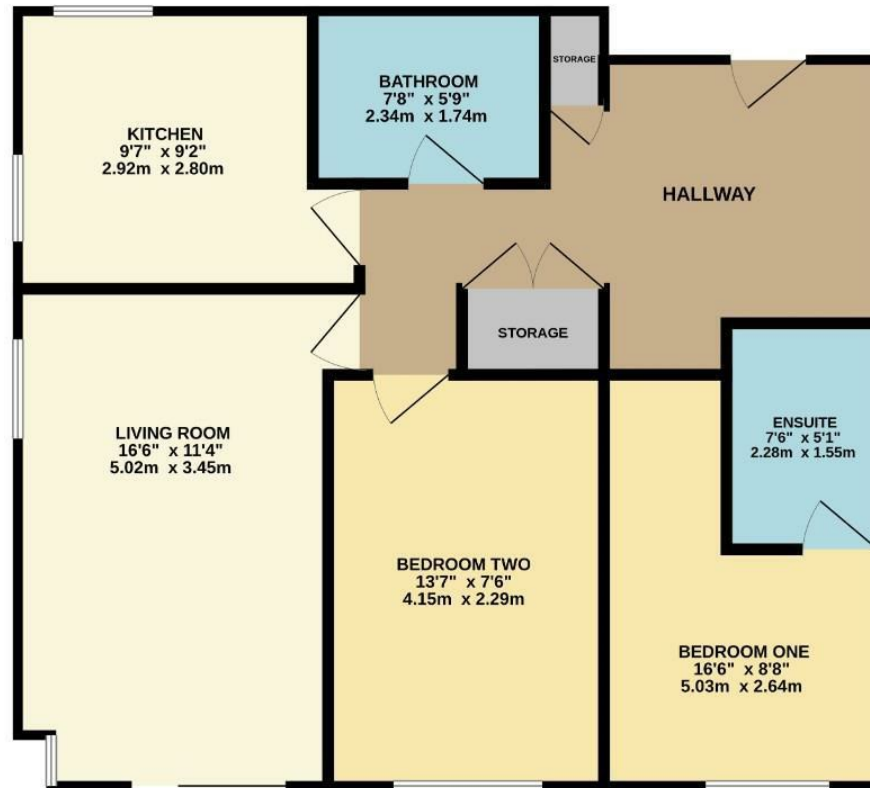
What 3 Words: **talent.rested.early**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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