

# 20 Glenbourne Park

Bramhall, Cheshire, SK7 1JG



*mosley jarman*



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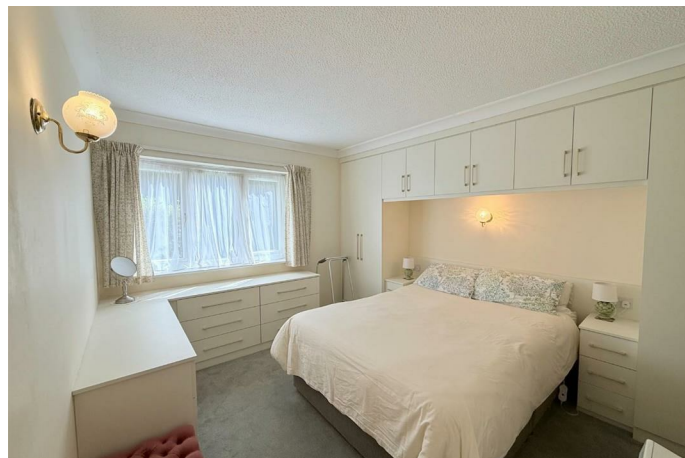
**£270,000**

A superbly presented ground-floor retirement apartment offering spacious and well-appointed accommodation, including two double bedrooms and two bathrooms, one of which is an en-suite. The property benefits from UPVC double glazing throughout and is offered to the market with no onward chain.

The accommodation is accessed via a communal entrance hallway, leading to a private entrance hall with two additional storage cupboards. The generous dual-aspect living room enjoys plenty of natural light and features sliding patio doors opening onto a private south-facing patio area overlooking the well-maintained communal gardens.

The modern fitted kitchen is equipped with a range of matching wall and base units, provides space for appliances, and offers ample room for dining. The contemporary shower room is finished to a high standard, featuring full-height tiling, a walk-in shower and a chrome heated towel rail. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room.

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



- A well presented ground-floor retirement apartment
- Master bedroom featuring fitted wardrobes and a modern en-suite shower room
- Sliding patio doors opening onto a private south-facing patio area
- Convenient and low-maintenance lifestyle
- Residency restricted to ladies aged 60 and over and gentlemen aged 65 and over
- Two generous double bedrooms
- UPVC double glazing throughout
- Pleasant outlook over the attractive and well-maintained communal gardens
- No onwards chain



### 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 Location

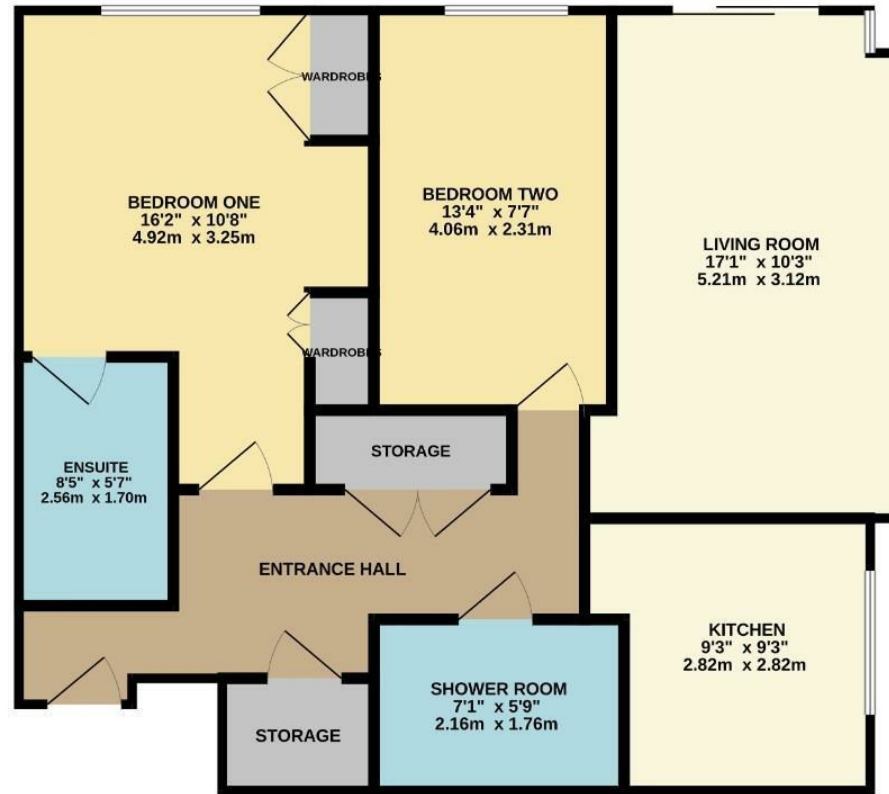
Bramhall is an attractive, leafy and affluent village, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place 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 storage heaters  
 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 - No  
 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\*.  
 If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.  
 \*\*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: **letter.ties.tables**  
 Council Tax Band: **D**  
 EPC Rating: **C**  
 Tenure: **Leasehold**

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix (2020)

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.