



4 Giffard Walk, Bramhall, Cheshire, SK7 3PJ

*mosley jarman*



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**£650 Per Calendar Month**

- Parking - On road parking & Single garage
- Heating - Electric heating
- Mains - Electric, water and drainage
- EPC rating - D (62/82)
- Council Tax band - D (Stockport).
- Refuse - Stockport Council operate a chargeable garden waste disposal service. For full details please visit [www.stockport.gov.uk/garden-waste](http://www.stockport.gov.uk/garden-waste)
- \*\*Flood Risk - There is a very low flood risk for this property.
- \*Broadband - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, and Three
- \*Mobile - Likely coverage by Three, and Vodafone. Limited coverage by O2, and EE.
- \* 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 renting the property. \*\* Information provided by GOV.UK



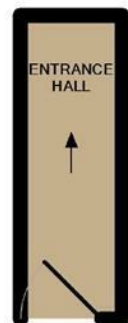


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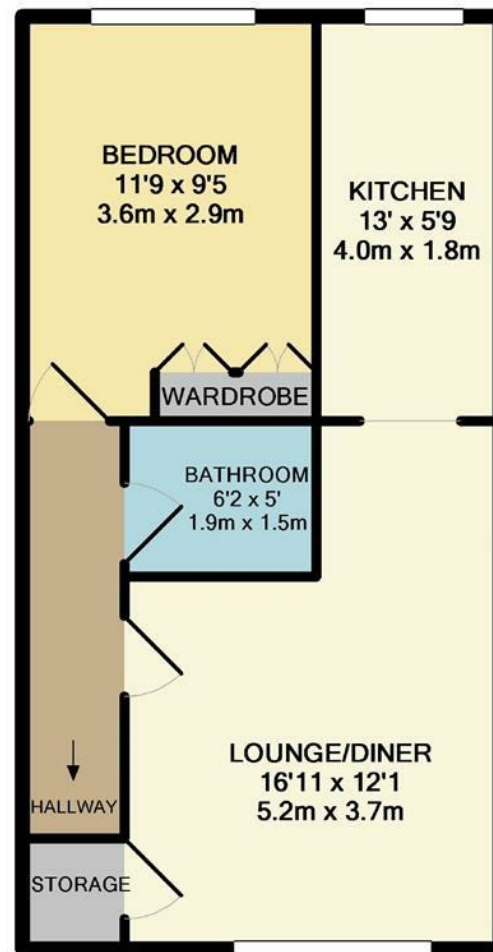
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A first floor apartment with its own private entrance in a pleasant and sought after residential location within walking distance of local amenities. Lounge/diner, separate kitchen, bathroom, double bedroom (with fitted wardrobes), and bathroom with shower unit over the bath. Overlooking communal green area to the front. UNFURNISHED. AVAILABLE: IMMEDIATELY





GROUND FLOOR  
APPROX. FLOOR  
AREA 32 SQ.FT.  
(3.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.7 SQ.M.)

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  
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**PROPERTY MISDESCRIPTION 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 proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

