

Flat 4, Chelworth Manor, 37 Manor Road

Bramhall, Cheshire, SK7 3LX



mosley jarman



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£385,000

Sales agreed by Mosley Jarman- An extremely well presented and spacious two double bedroom, two bathroom ground floor apartment situated at the rear of Chelworth Manor overlooking and with direct access onto the attractive, large, private, beautifully tendered, mature gardens which adjoin the wooded dingle. Chelworth Manor is a magnificent purpose built development built to a high specification in the early 1990's in a sought after location close to Bramhall Park and Bramhall Park golf club. Conveniently positioned for both Bramhall and Cheadle Hulme villages as well as Cheadle Hulme train station. The communal entrance provides access to a lift and stairs to the upper floors. The apartment is double glazed (re-fitted in 2009) warmed by gas fired central heating and a security alarm system installed. The accommodation includes a hall (with recessed double cloaks cupboard), spacious living room (with two sets of double glazed French doors opening on to a private paved patio/ terrace which overlooks the communal gardens). There is an archway from the living room which leads to a dining area and a kitchen (which has been fitted with white high gloss units and integrated appliances). The master bedroom has fitted wardrobes, views over the communal gardens and enjoys re-fitted ensuite facilities and a large recessed airing cupboard which houses the boiler and hot water cylinder. The second double bedroom has a fitted wardrobe and also has views over the rear garden. In addition there is a stylish main bathroom re-fitted with modern sanitary ware and contemporary styled vanity units.



- Two double bedroom ground floor apartment
- Close to Bramhall Park and Bramhall Park golf club
- Walking distance of Cheadle Hulme village and Cheadle Hulme train station
- Private paved terrace
- Leasehold-Service charge £200 per month
- Magnificent purpose built development apartment
- Extremely well presented throughout
- Two bathrooms (one ensuite)
- Beautiful communal gardens
- Ground Rent £95 per annum.



The Grounds & Gardens

There is communal parking to the front arranged around a central feature fountain and there is a garage to the rear (with electric door, light and power) and beautifully tendered, mature communal gardens.

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. 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 SK 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 (radiators)

Mains - Gas, 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- Present at Property

Leasehold-Service charge £200 per month. Ground Rent £95 per annum.

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 Virgin, Media, EE & Three*

Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).

* 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 3LX**

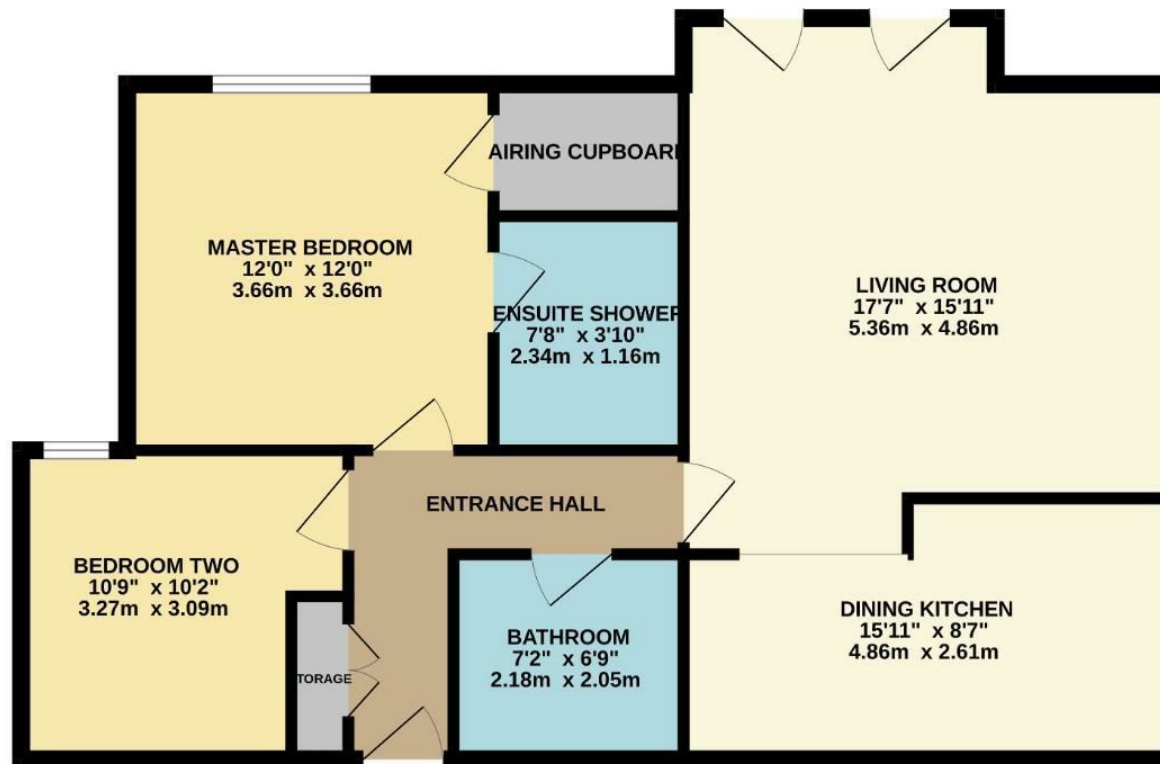
What 3 Words: **gentle.petal.boats**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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