

1 Woodside Mews  
Ladybrook Road  
Bramhall, Cheshire, SK7 3NB



*mosley jarman*



# 1 Woodside Mews Ladybrook Road, Bramhall, Cheshire, SK7 3NB

**Offers Over: £325,000**

A superbly presented two double bedroom ground floor apartment situated in a small modern purpose built development in a quiet, leafy location within a short walk of Bramhall Park and within walking distance of Cheadle Hulme village, local amenities and train station.

The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), beautifully maintained communal gardens and parking. The accommodation includes; secure communal entrance hallway, private entrance hallway (with storage cupboard), contemporary bathroom (fitted with modern sanitary ware, shower enclosure with rainwater shower head, heated towel rail, vanity sink unit and fully tiled walls and floor), spacious living room (with electric fire and stylish surround and enjoys views over the communal gardens), breakfast kitchen (fitted with high quality matching wall and base units and space for appliances) and two double bedrooms which both have fitted wardrobes. **NO ONWARDS CHAIN.**



- Ground floor apartment
- Two double bedrooms within popular development (both with fitted bedroom furniture)
- Short walk to Bramhall Park
- Attractive living room/dining room
- Modern fitted kitchen
- Modern shower room & separate wc
- Double-glazing
- Immaculate communal gardens
- Garage
- No onwards chain



### The Grounds and Gardens

The apartment benefits from well established gardens and communal grounds to the front and rear of the development.

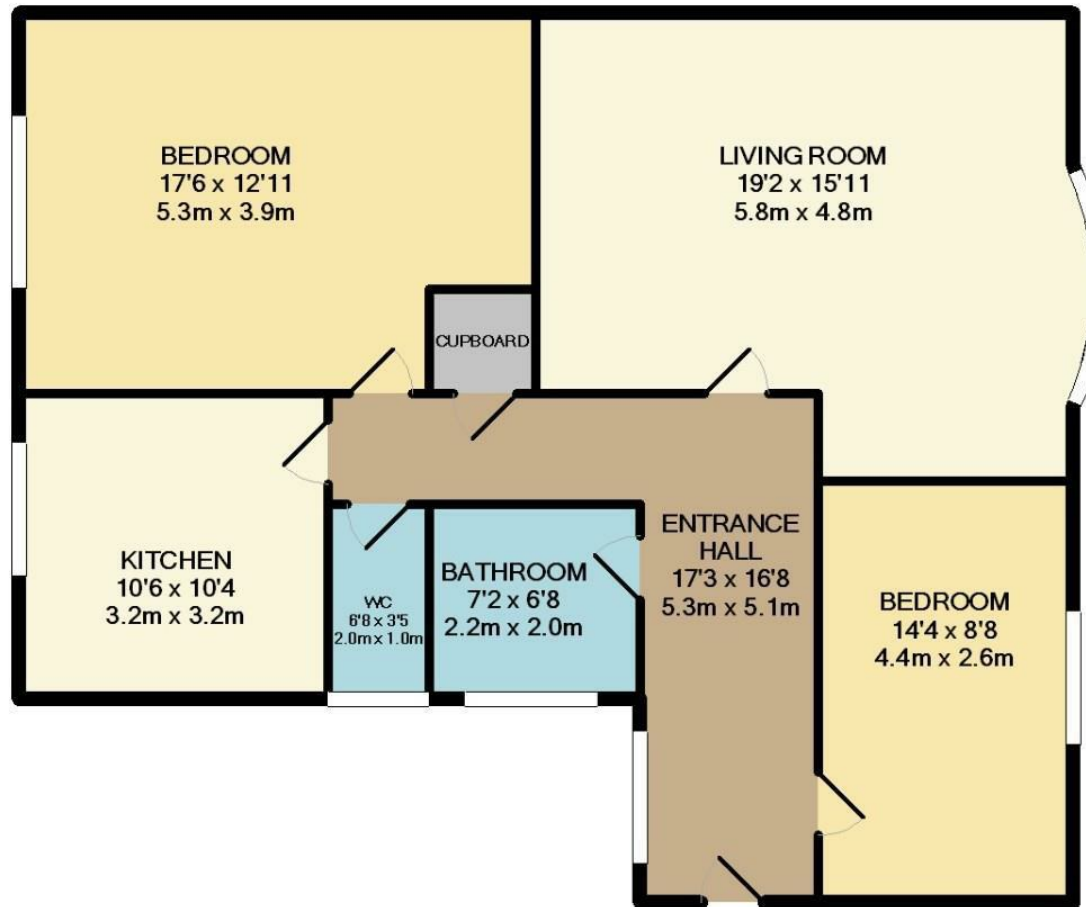
### The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. Bramhall 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, 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 Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
Water Meter - tbc  
Leasehold- 999 year lease from 1973.  
Service Charge £150 per month  
Broadband providers - Openreach - Cable 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\* (Outdoors) / (Indoors).  
\*\*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 3NB**  
What 3 Words: **glass.levels.lofts**  
Council Tax Band: **D**  
EPC Rating: **C**  
Tenure: **Leasehold**



TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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