



**GASCOIGNE  
HALMAN**

Milton Court, Bramhall  
**Offers in Excess of £200,000**

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN - This spacious first floor two double bedroom apartment reveals 850 sq/ft of spacious living accommodation. This delightful apartment requires some selective modernisation but buyers have the opportunity to re-imagine the decor and space to suit their own taste and requirements. The location is ideal for anyone looking for convenience as Bramhall village & Bramhall train station are within walking distance. Likewise, there are local Schools on the doorstep, such as Pownall Green Primary School & Bramhall High School.

## Property details

- Superb First Floor Two Double Bedroom Apartment
- In Need Of Some Updating But The Accommodation Is Well Maintained
- No Onward Chain
- Residents Parking & Single Garage Included
- Spacious Accommodation with 850 sq/ft Of Living Space
- Excellent Location & Within Walking Distance Of Bramhall Train Station



## About this property

This development is tucked away off the desirable Ladythorn Road and occupies a cul-de-sac setting. The development includes secure telephone intercom entry system with inviting spacious communal hallways. Internally the apartment showcases a welcoming hallway of its own with ample fitted wardrobes displaying ideal storage. Branching off the hall are two double bedrooms, both of which offer large windows which flood the space with natural light. Each bedroom has plenty of built in storage which is important in any home. The bathroom is functional and reveals a three piece suite but a bathroom re-fit would certainly elevate the apartment to a modern interior. There is a capacious reception room which comes in the form of a lounge diner and large window again pours ample daylight into the space. The kitchen is neatly positioned off the reception area which creates a practical layout. The apartment delivers ample space in an excellent location. Even externally there are well kept communal gardens for residents to enjoy along with residents parking and a single garage offering even more storage.





## DIRECTIONS

SK7 2EX

## COUNCIL TAX BAND

C

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

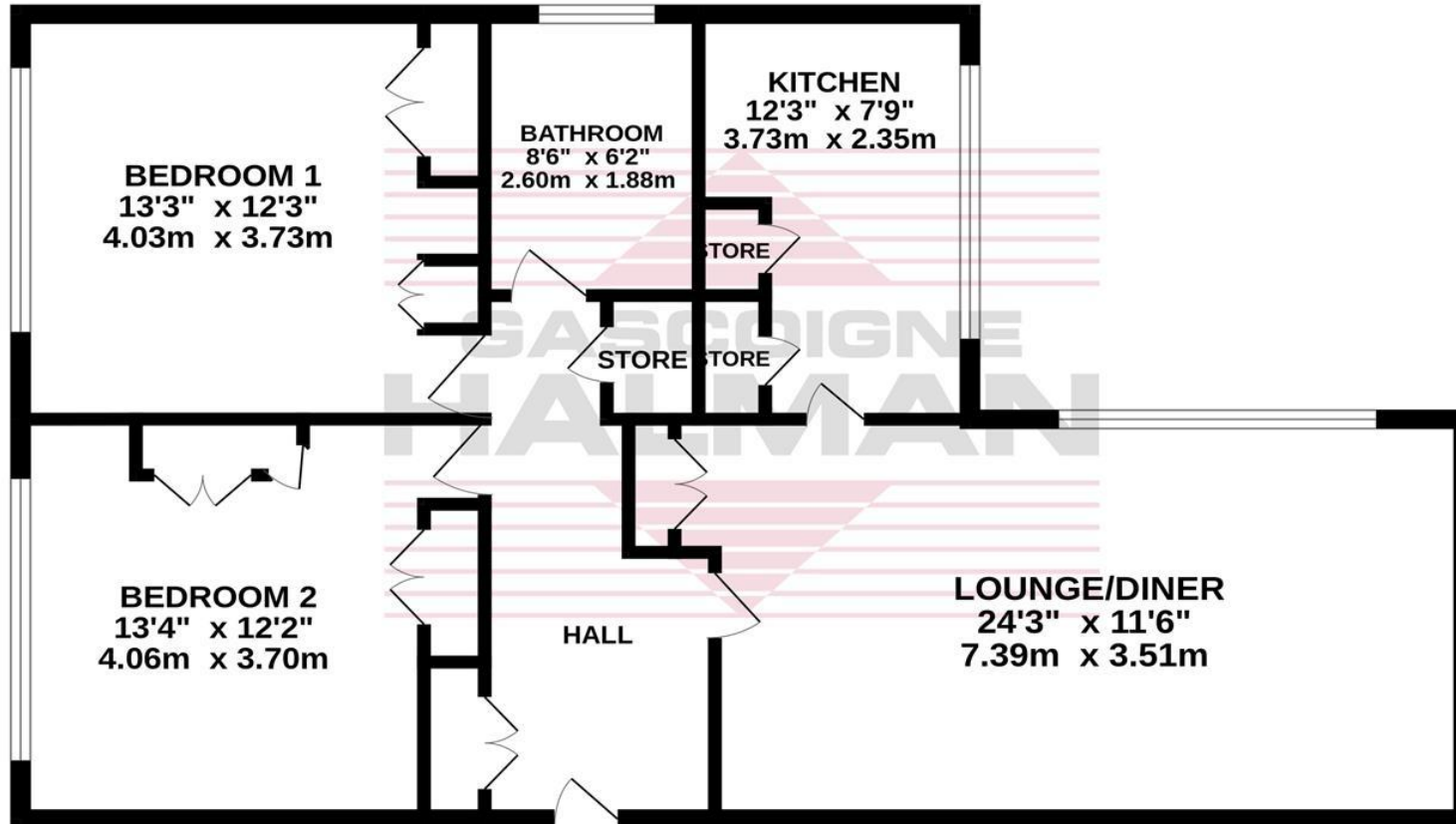
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.





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