



**GASCOIGNE
HALMAN**

Glenbourne Park,
Bramhall
SK7 1JG

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN. Forming part of the Syddall Park conservation area is this wonderful retirement development which is neatly tucked away behind Ogden Road offering a private and highly desirable setting. The modern but yet established development displays an almost mock tudor architecture with its distinctive black and white part paneled facade. This striking effect amplifies the modest characteristics of this superb development. Bramhall village with its vibrant atmosphere caters for all ages and there is a wonderful Cafe culture as well an excellent mix of bars and restaurants. There are a plethora of amenities ranging from dentist, doctors, well renowned butchers as well as fresh fruit and vegetable store. Equally the facilities at Stanley Green Retail Park & Handforth Dean Retail Park will be certain to also appeal to a variety of buyers. There really is something for everyone which makes this fantastic retirement property a hidden gem.

Property details

- Superb Two Double Bedroom & Two Bathroom Ground Floor Retirement Apartment
- Wonderful Development Inconspicuously Tucked Away Off Ogden Road
- Walking Distance to Bramhall Village with it's Cafe Culture as well as Bars, Restaurants & Ample Amenities On The Doorstep
- No Onward Chain Offering Excellent Flexibility
- Sliding Patio Doors Leading To Communal Gardens And Patio Area
- Single Brick Built Garage Providing Ample Storage
- Secure Telephone Intercom Entry System For Additional Peace Of Mind
- Residents parking & Allocated Visitors Parking Bays



About this property

This superb two double bedroom, two bathroom ground floor retirement apartment is situated within a highly sought-after development, inconspicuously tucked away off Ogden Road. The property is offered with no onward chain, providing excellent flexibility for those seeking a hassle-free move. The spacious accommodation features a welcoming entrance hall, a generous living and dining area with sliding patio doors that open directly onto the beautifully maintained communal gardens and patio area, and a modern kitchen with ample storage and a range of fitted appliances. Both bedrooms are well-proportioned doubles, with the principal bedroom benefitting from an en-suite shower room, while the main bathroom is conveniently located off the hallway. A secure telephone intercom entry system offers additional peace of mind, and the property includes a single brick-built garage, providing ample storage or parking options. Residents also benefit from residents parking, as well as designated visitors parking bays, ensuring convenience for both homeowners and their guests. The development is perfectly positioned within walking distance of Bramhall Village and Bramhall train station. The communal gardens are meticulously maintained, providing a peaceful and attractive outdoor space for residents to enjoy throughout the year. The patio area, accessed directly from the apartment's living room, offers a perfect spot to relax or entertain friends, while the wider landscaped grounds create a pleasant setting for leisurely strolls. The single garage and residents parking ensure that parking is never an issue, and the allocated visitors bays mean friends and family are always welcome. This retirement property combines the best of independent living with the reassurance of a secure, sociable environment, making it an ideal choice for those seeking comfort, convenience, and a superb location in the heart of Bramhall







DIRECTIONS

SK7 1JG

COUNCIL TAX BAND

D

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		79 C
55-68	D	68 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?

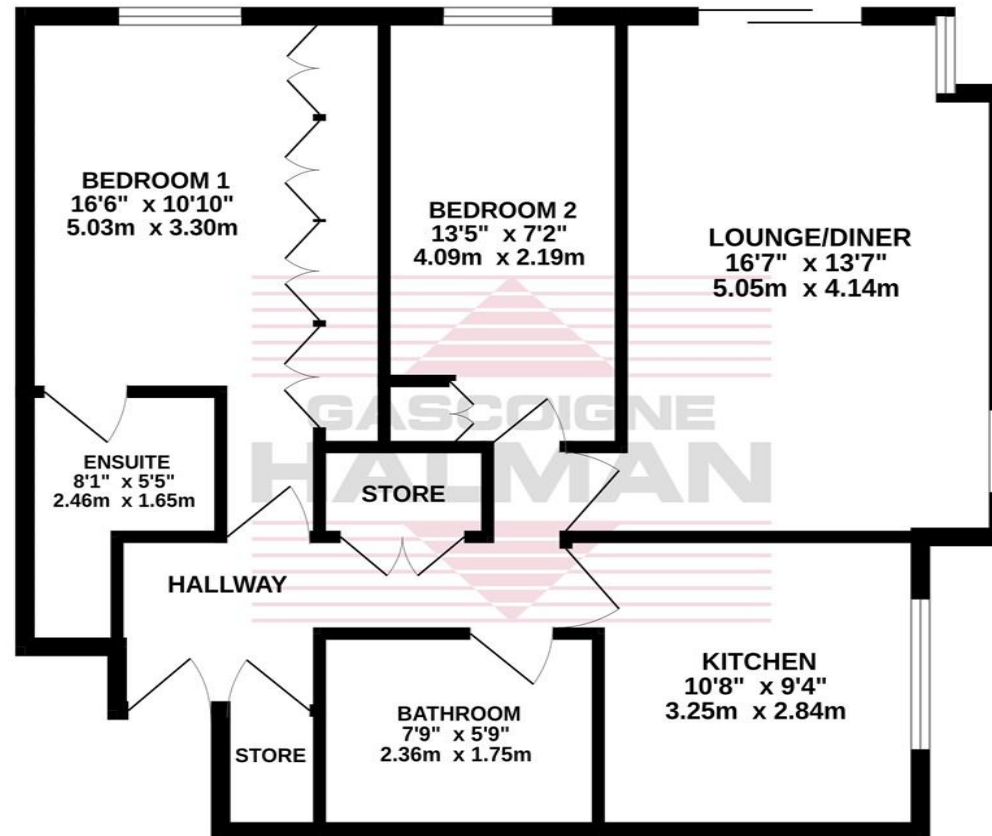
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.





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