



**GASCOIGNE
HALMAN**

Queens View, Ack Lane East, Bramhall

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN WITH NHBC WARRANTY AVAILABLE - This magnificent McCarthy & Stone built development sits within walking distance of Bramhall village & Bramhall train station but yet enjoys a carefully selected setting tucked away in an inconspicuous private location. Having the feeling of being positioned amongst nature and surrounded by a beautiful established landscape, this first floor apartment offers care free accommodation for anyone looking to downsize. This retirement community offers the perfect blend of independent living but also a place for sociable gatherings with friends and family. Residents can essentially choose their own lifestyle but yet have the comfort of knowing that there is a community feel within the complex. The development offers lift access for convenience and a house manager is available for any day to day assistance. The communal gardens are truly magnificent as are the facilities and any buyer will be able to create many happy memories in this delightful retirement apartment.

Property details

- 24 Hour Careline & Secure Camera Door Entry System For Additional Peace Of Mind
- Available immediately With No Onward Chain
- Comfortable Communal Residents Lounge Offering Sociable Environment For Residents & Visitors
- Unique Pet Friendly Development On The Doorstep Of Bramhall
- Guest Suite Available For Friends & Family With Lift Access To All Levels
- One Bedroom Retirement Apartment For The Over 60's Set In A Peaceful Residential Location Close To Amenities



About this property

'Queens View' is certain to suit any discerning buyers looking for convenience. This superb one double bedroom first floor apartment reveals contemporary living accommodation throughout. Intentionally designed with a modern & stylish feel, this apartment delivers a fantastic layout. The entrance hallway is deliberately spacious creating an inviting and welcoming introduction. Off the hallway is a large walk in storage cupboard which can only be described as the perfect utility area. As you would expect with retirement living, the high quality fixtures and fittings and complimented by intelligent touches such as illuminated light switches, smoke detectors, apartment security door entry system with intercom and 24-hour Tunstall response emergency pull cords. There is a large double bedroom with a delightful floor to ceiling window which pours ample light into the space. A walk in wardrobe/dressing room neatly caters for all those life essentials and allows the master bedroom to retain ample floorspace. All rooms are easily accessible and the shower room is no different. This modern space reveals floor to ceiling tiled walls and is complete with walk in shower. The large open plan living room and dining room offers a superb combined space, ideal for entertaining or relaxing. Again the picture window frames some tranquil views across communal gardens. The modern kitchen is what you would expect and includes a plethora of day to day integrated appliances such as built in oven, hob & oven and integral fridge/freezer. Outside of the apartment residents can experience the large open plan residents lounge with leads out to a lovely private patio and communal gardens. The communal areas are beautifully maintained and offers excellent security too. For those that require own a car, there is a car parking scheme- subject to availability - however there are still spaces available for purchase. Electric car charging points are also available around the car park.



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DIRECTIONS

SK7 2DA

COUNCIL TAX BAND

D

TENURE

Leasehold – 999 Years from 1st January 2023

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	85 B	85 B
69-80	C		
55-68	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?

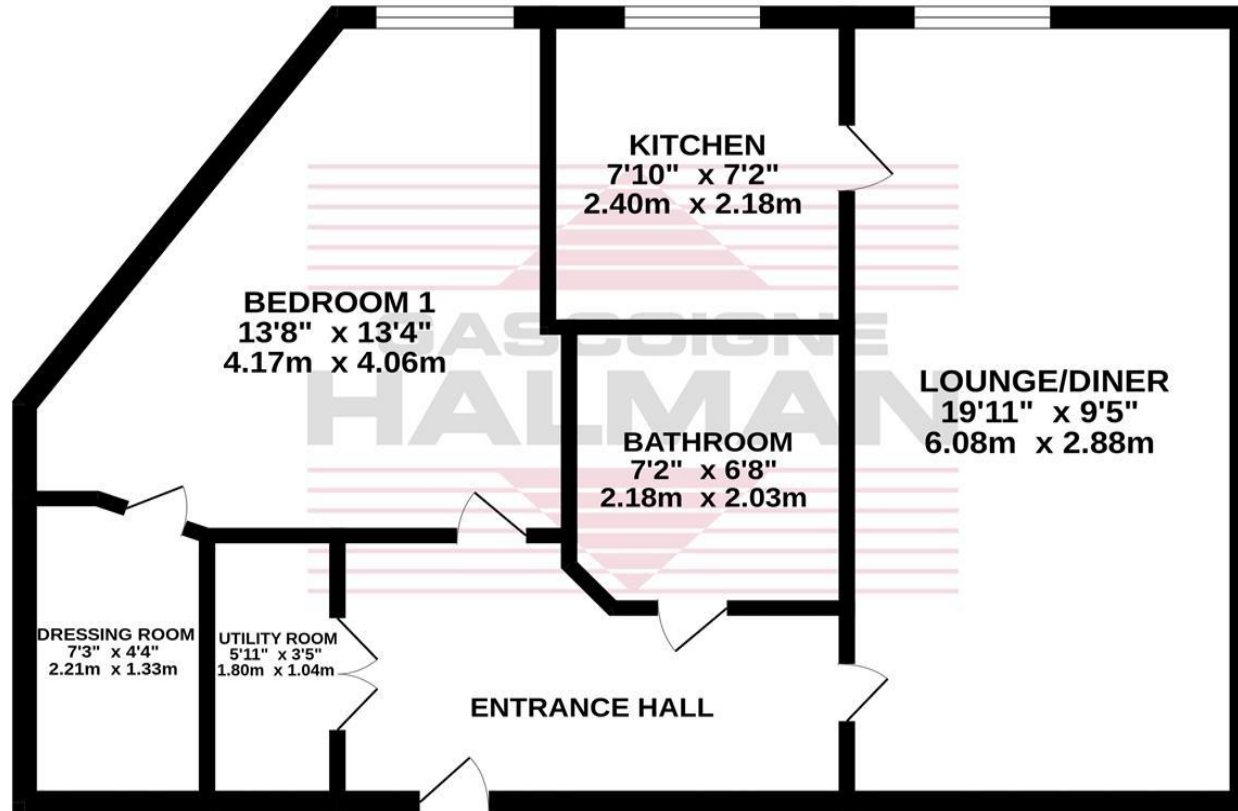
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FIRST FLOOR
544 sq.ft. (50.5 sq.m.) approx.





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