



1 Brookfield House Wilmslow Road  
Cheadle, Stockport, SK8 1HJ

**ASKING PRICE** £350,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 1 Brookfield House

Wilmslow Road, Cheadle

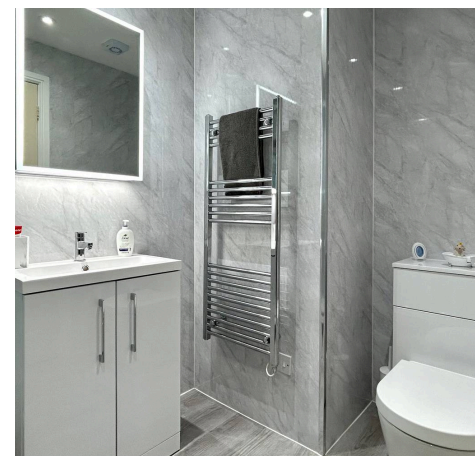
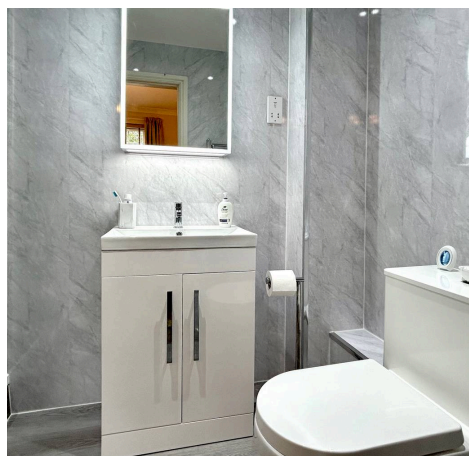
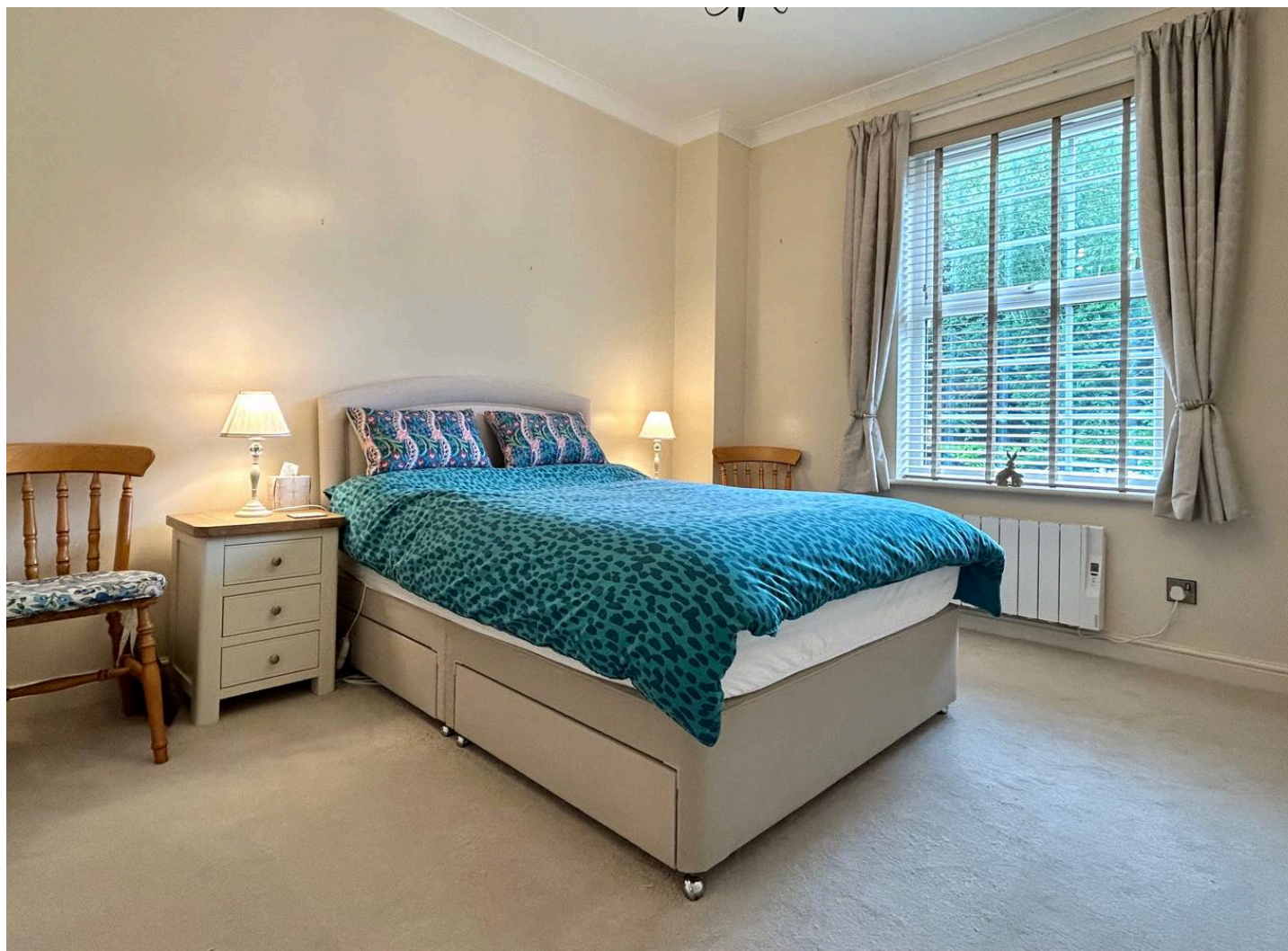
An Exceptional ground floor apartment within prestigious Brookfields Park, fully refurbished throughout with luxury kitchen, stylish shower rooms garden views and secure gated parking. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Monthly Service Charge - £200, Annual Ground Rent - £150
- Prestigious gated Brookfields Park development
- Short distance to Cheadle Village
- Beautifully refurbished throughout within the last 12 months
- Brand new luxury kitchen with integrated Bosch appliances
- Spacious ground floor apartment overlooking communal gardens
- Two generous double bedrooms with fitted wardrobes to bedroom one
- Stylish upgraded en suite and main shower room
- Secure allocated parking visitor spaces and lift access



# 1 Brookfield House

Wilmslow Road, Cheadle

Occupying an idyllic position within the prestigious Brookfields Park development, just a short distance from Cheadle Village, Brookfield House combines exclusivity with convenience. Accessed via impressive electric gates and a sweeping driveway, the restored historic residence was sympathetically rebuilt in the mid-1990s and now houses a select collection of elegant apartments.

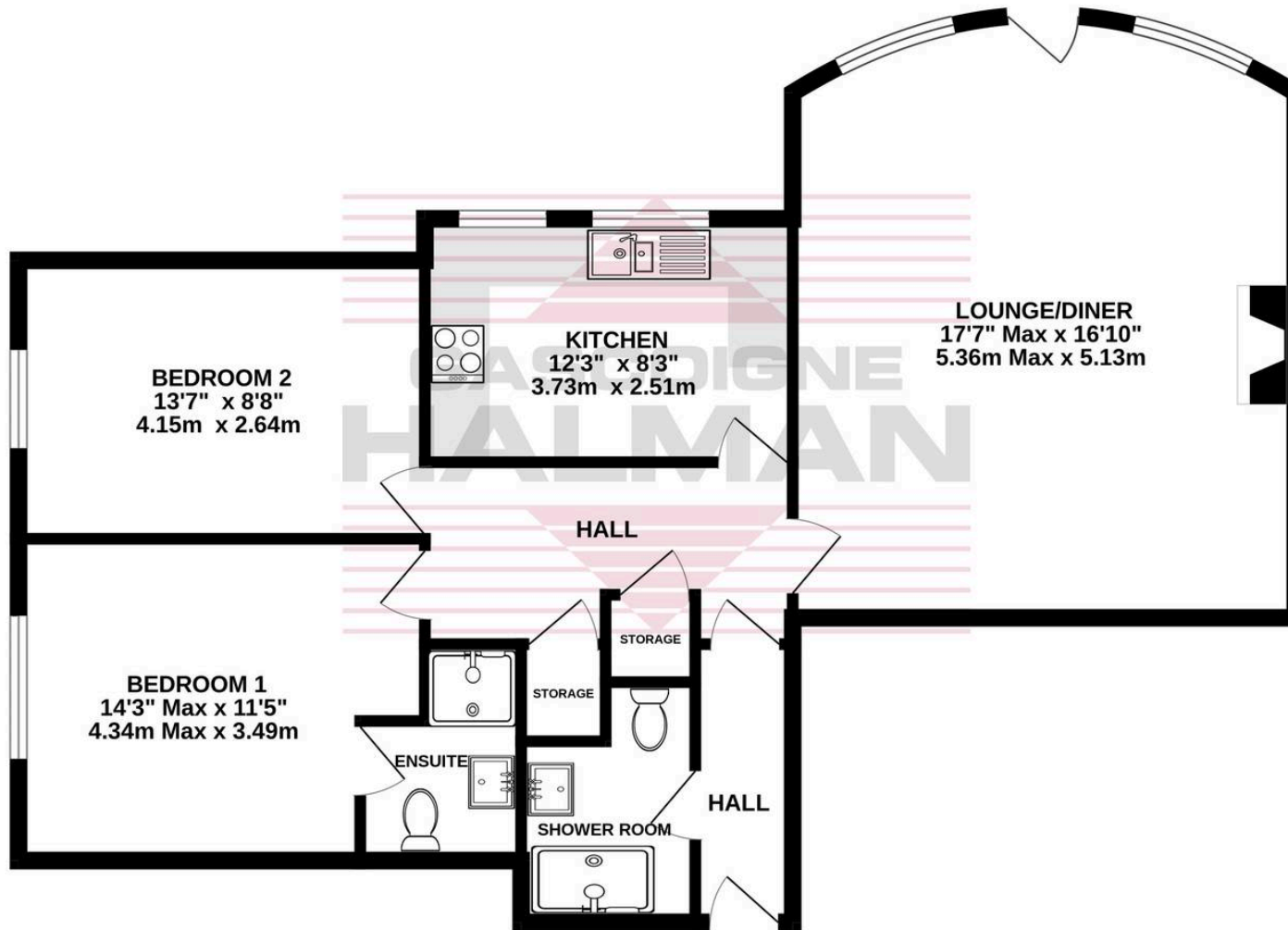
Enjoying a superb ground floor position with a private rear aspect overlooking the attractive communal gardens, the apartment has undergone a comprehensive programme of modernisation within the last 12 months, creating a stylish turnkey home finished to a high standard throughout. Improvements include a brand-new fitted kitchen with quality fixtures, integrated Bosch appliances, upgraded en-suite and main bathroom with contemporary matching suites, full redecoration, new flooring and carpets, upgraded double glazing, new energy-efficient electric radiators and hot water tank, plus an upgraded consumer unit.

The accommodation comprises an entrance hallway with storage, a spacious living/dining room with striking bay window and direct garden access, and a stunning newly fitted kitchen with an extensive range of units and integrated appliances. There are two generous double bedrooms, with the principal bedroom featuring fitted wardrobes and a modern en-suite shower room, alongside a stylish main bathroom.

The property also benefits from secure designated parking, visitor spaces, lift access, and beautifully maintained communal gardens within this highly regarded gated development.



GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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