



Sir Barnes Wallis House, Richards Street, Woodford, SK7 1AU

£415,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

This exciting modern development forms part of the highly desirable Redrow complex which offers convenient transport links and amenities on the doorstep. There is an excellent community feel within Woodford and being able to enjoy this semi-rural location within the countryside will appeal to a variety of buyers. Bramhall village is only a short distance away as is the shopping centre at Handforth dean as well as Manchester Airport. This wonderful development offers a high specification finish inside and out and with two bathrooms and two bedrooms along with an open plan kitchen family, complete with balcony, this stylish apartment will suit a variety of buyers.

Council Tax Band: E

Tenure: Leasehold

EPC Rating: B

- Secure Electric Gated Courtyard Development with Single Detached Garage
- Superb Redrow Development with Ample NHBC Warranty Remaining
- Lift Access Available to All Levels For Additional Convenience
- Excellent Open Plan Kitchen Living Dining Area with Ample Light Flooding Into
- Luxury Ground Floor Apartment With Balcony & Bi-Folding Patio Doors
- Underfloor Heating Throughout The Apartment With A High Specification Finish To Both Bathrooms







Welcome to this modern and stylish and spacious ground floor apartment located on the highly acclaimed Redrow Development in Woodford. On approaching the development you are greeted with a majestic entrance with double electric gates for vehicular access as well as various secure gated pedestrian entrances. The beautiful communal gardens are immediately noticeable and the garages are superbly aligned across the back of the development. The large communal hallways promote an inviting atmosphere and lift access is available for additional convenience. This ground floor apartment is easily accessible and only shares a communal hallway with one other apartment. The hallway to the apartment itself displays a wide entrance and there is even space for a home office area if needed. There is useful storage cupboard and a utility cupboard which offers space for various day to day appliances. The family bathroom offers a contemporary decor and is positioned just off the hallway. Both double bedrooms are well proportioned with the master bedroom offering a range of high spec Hammonds fitted wardrobes and a delightful modern en-suite. The open plan kitchen family room provides a wonderful and comfortable entertaining space for friends and family and there is ample space for dining and relaxing. The apartment is equipped with underfloor heating throughout, ensuring a cozy environment. There is a covered balcony which can be enjoyed all year round and also displays enjoyable views over the communal gardens. Situated within the prestigious Redrow development, this apartment comes with the added benefit of ample NHBC warranty remaining, providing peace of mind to the discerning buyer. The property is part of a secure electric gated courtyard development, offering both privacy and security, along with a single detached garage for convenient parking.

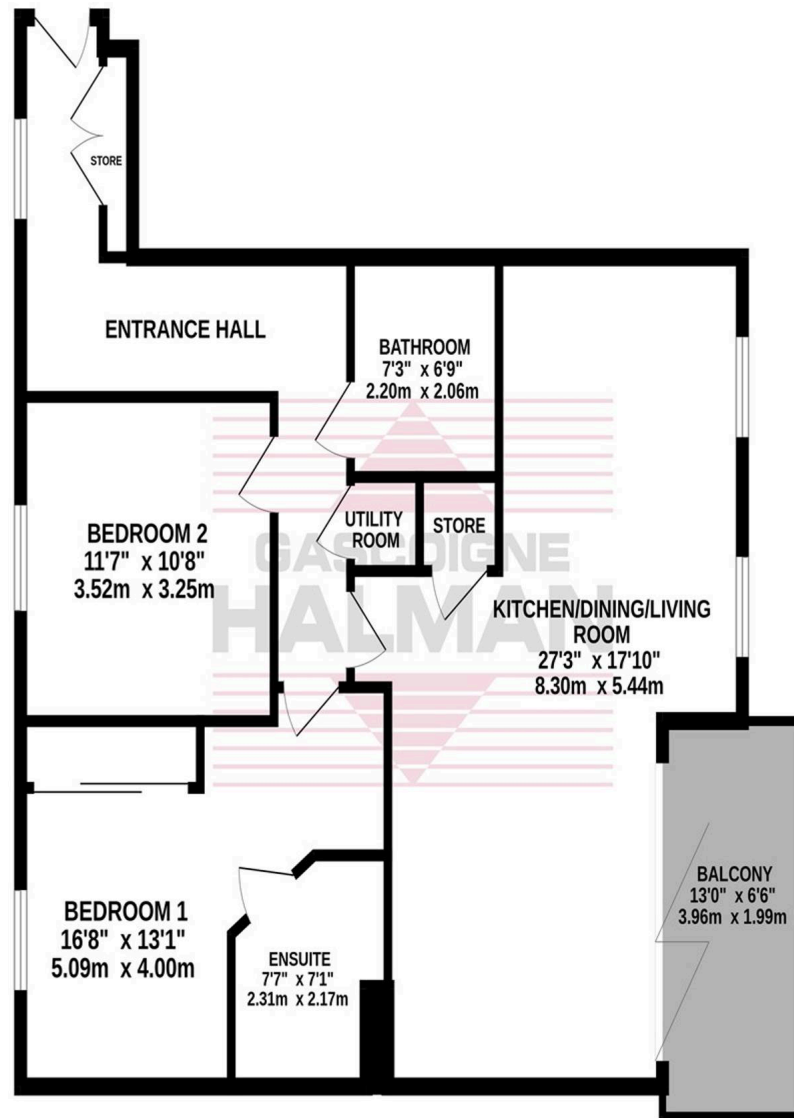




Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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