



Damery Court, Fir Road, Bramhall, SK7 2JY

£250,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Immaculate ground floor apartment with two double bedrooms, dressing room (or study), stylish kitchen and well presented family bathroom with integrated storage, single garage, residents parking, and prime location near schools, shops, station, and Bramhall Park.

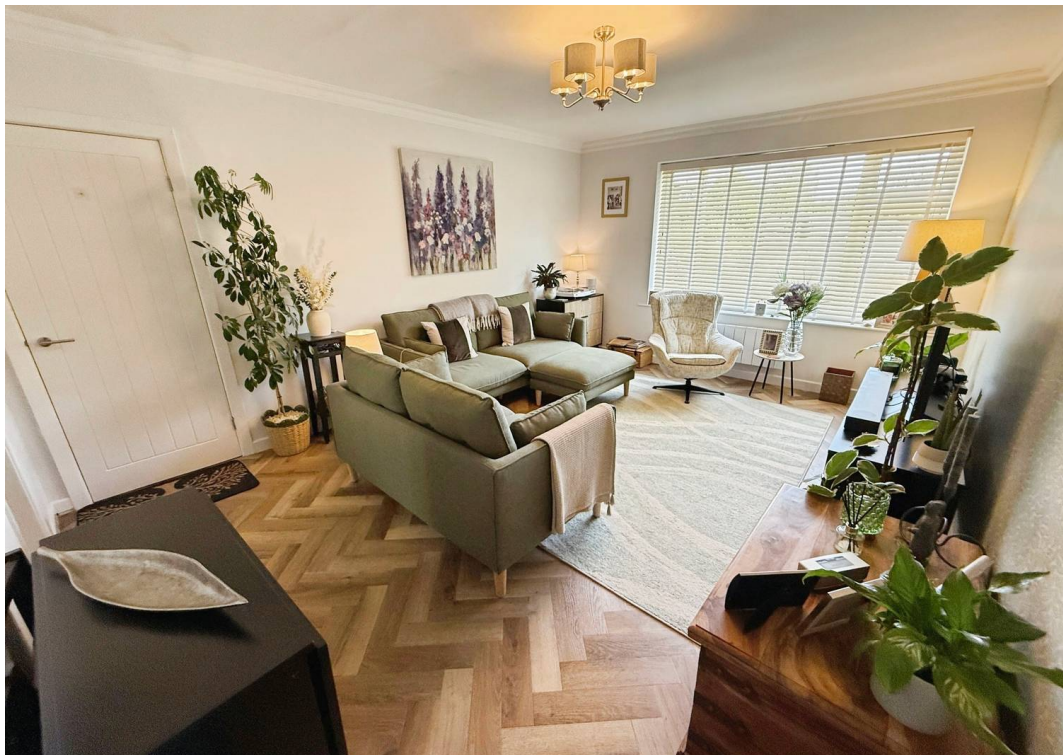
Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

- Beautiful Ground Floor Two Double Bedroom Apartment
- Fully Upgraded Throughout With Stunning Kitchen & High Specification Bathroom
- Elegant & Sophisticated Open Plan Living Room & Dining Room
- Bespoke Dressing Room But Could Also Be Utilised As An Additional Bedroom Or Study
- Immaculately Presented Communal Gardens & Single Garage & Residents Parking
- Within Walking Distance Of Amenities Including "Go Local Extra" Convenience Store
- Close To Excellent Educational Facilities Including Pownall Green & Ladybrook Primary As Well As Bramhall High School Should School Drop Off & Pick Up Be Important
- Bramhall Train Station and Bramhall Village As Well As Bramhall Park All Within Striking Distance





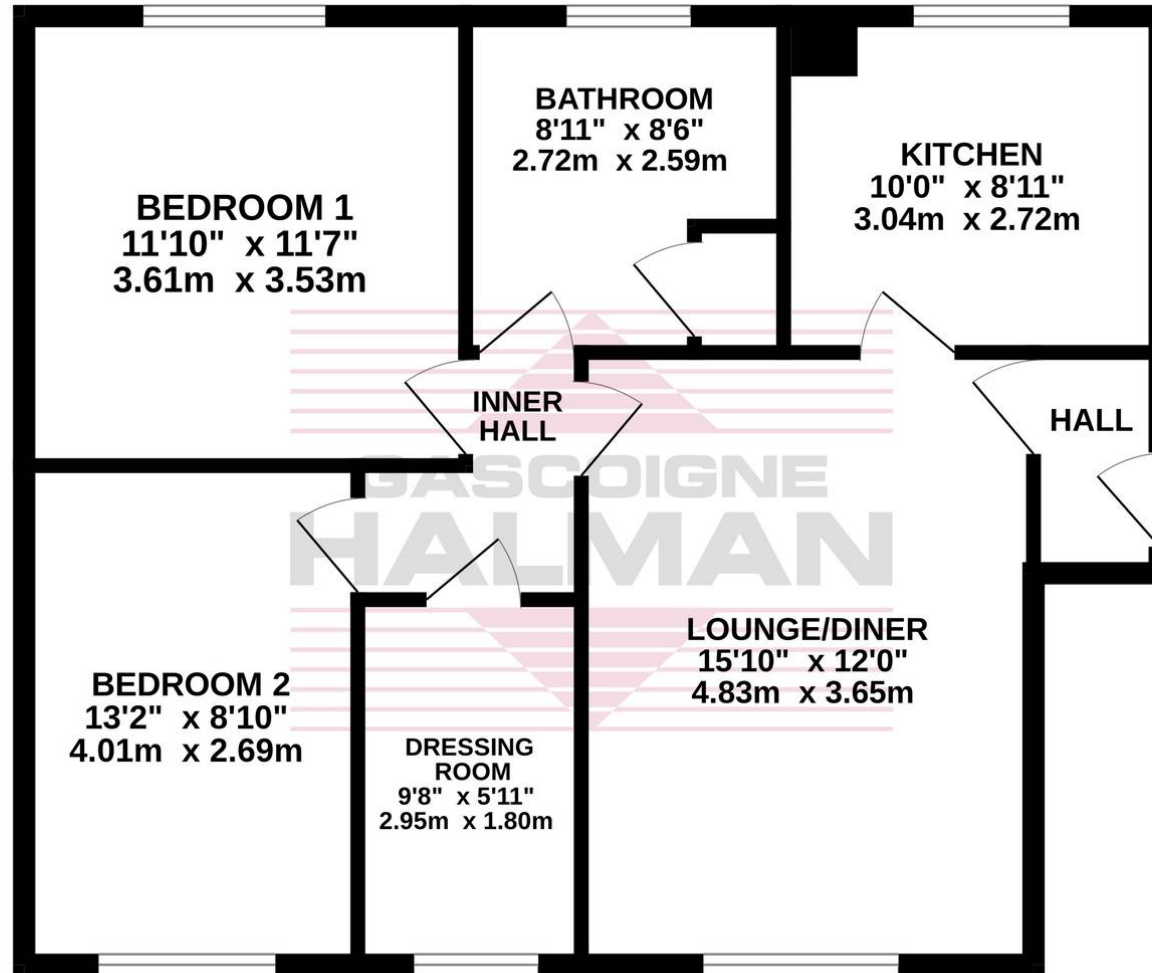
This beautifully upgraded ground floor apartment offers an exceptional standard of living, featuring two generously sized double bedrooms and a versatile bespoke dressing room, which could also serve as an additional bedroom or study depending on your requirements. The property is immaculately presented throughout, with a stunning, contemporary kitchen that boasts high-quality fittings and integrated appliances, complemented by a high specification bathroom designed with both style and practicality in mind. The elegant open plan living and dining room provides a sophisticated space for both relaxing and entertaining, enhanced by tasteful décor and ample natural light. Residents benefit from immaculately maintained communal areas, including a single garage and residents' parking, ensuring convenience and security. Situated within walking distance of local amenities, including the popular "Go Local Extra" convenience store, the apartment is ideally located for those seeking easy access to every-day essentials. Buyers may also appreciate the proximity to excellent educational facilities, with Pownall Green and Ladybrook Primary Schools, as well as Bramhall High School, all close by, making school drop-off and pick-up straightforward. Commuters are well catered for, with Bramhall Train Station within easy reach, offering direct links to Manchester and beyond, while Bramhall Village provides a vibrant selection of shops, cafés, and restaurants for leisure and socialising. The property's location also places you within striking distance of Bramhall Park, perfect for weekend strolls or meeting friends or even joining in on the Saturday morning fun run. This apartment is ideal for professionals, couples, or small families seeking a stylish and convenient home in a highly desirable area. With its combination of high-quality finishes, flexible living spaces, and superb location, this ground floor flat presents a rare opportunity to secure a home that truly stands out from the crowd. Early viewing is highly recommended to appreciate the full extent of what this exceptional property has to offer.







GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.





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