



North Park Road | Bramhall | SK7 3HN

EDWARD
mellor



Features

- Superb 2 Double Bedroom Apartment
- No Onward Chain
- Attractively Fitted Kitchen & Bathroom
- Private Balcony
- Highly Sought After Location

A beautifully presented 2 double bedroom first floor apartment situated in the highly sought after of Bramhall and being offered For Sale with No Onward Chain. The chic and stylish interior makes the spacious apartment ready to move into and is ideally suited to a First Time Buyer or perhaps those

looking to downsize without wishing to compromise on space and location. The property features an attractively fitted kitchen and bathroom and has its own private balcony off the impressive lounge / sitting room which also provides ample room for dining and entertaining. In addition, the property

benefits from UPVC double glazing, gas central heating and has its own outside space and hardstanding area which could be utilised for off road parking subject to planning consent. Viewing highly recommended.



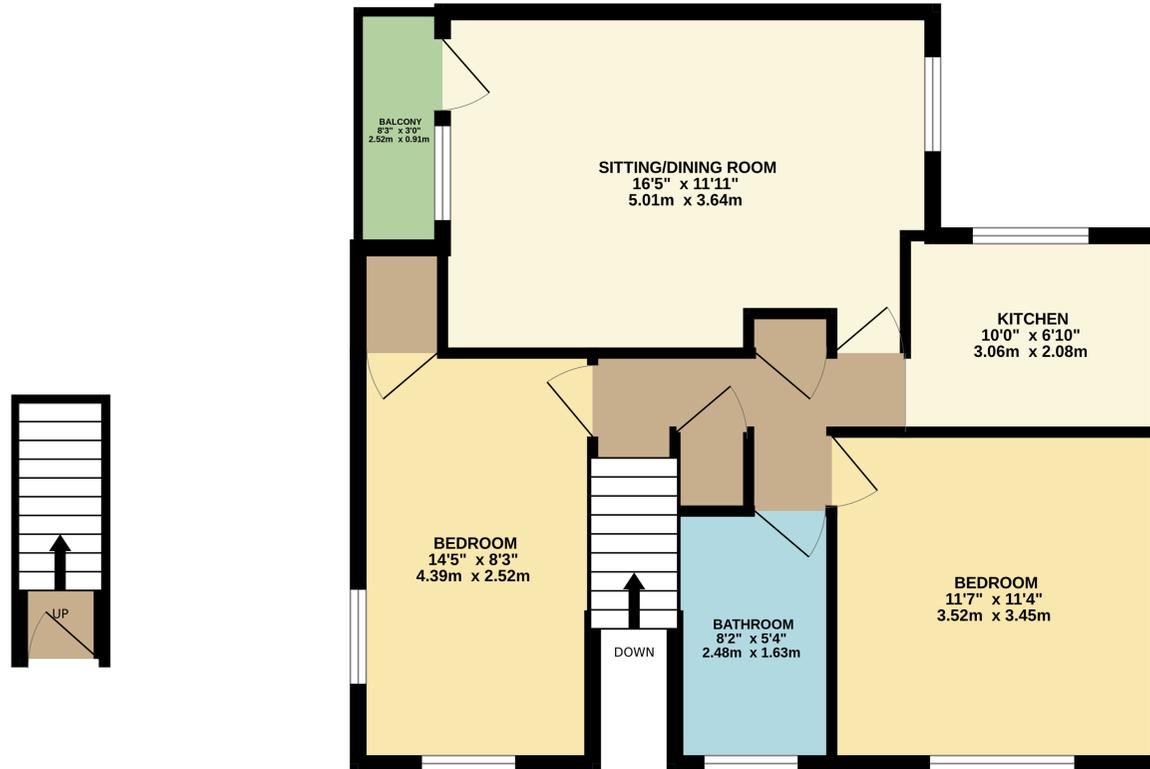
This incredibly spacious and beautifully presented apartment is situated in a very popular location given its proximity to excellent schools, local shopping facilities and within walking distance of picturesque Bramhall Park. The accommodation on offer briefly comprises : Private entrance with stairs leading to the first floor, hallway / landing with useful built in storage, impressive lounge and dining area with dual aspect and access to the private balcony, fitted kitchen, 2 genuine double bedrooms and a superbly fitted bathroom suite.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
26 sq.ft. (2.4 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 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.
Made with Metropix ©2026

Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 103 Years

- Annual Service Charge: £434.8

EPC Rating

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazeltrove@edwardmellor.co.uk

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.