



**Damery Court  
Bramhall  
Stockport  
Cheshire  
SK7**

**Offers In Excess Of £215,000**

**bettermove**

# Damery Court Stockport

Bettermove are proud to present this 2 bedroom flat in Bramhall, available with no forward chain.

This property benefits from double glazing and electric heating throughout, with off road parking available via an allocated space and a separate garage.

The council tax band is B.

This is a leasehold property with 937 years remaining on the lease; the ground rent is £20.00 per annum, and the service charge is £89.00 per month.

The interior of this well presented, top floor property comprises a spacious living room, fitted kitchen, with storage, family bathroom and two good sized bedrooms. The exterior boasts a private balcony, perfect for enjoying the summer months.

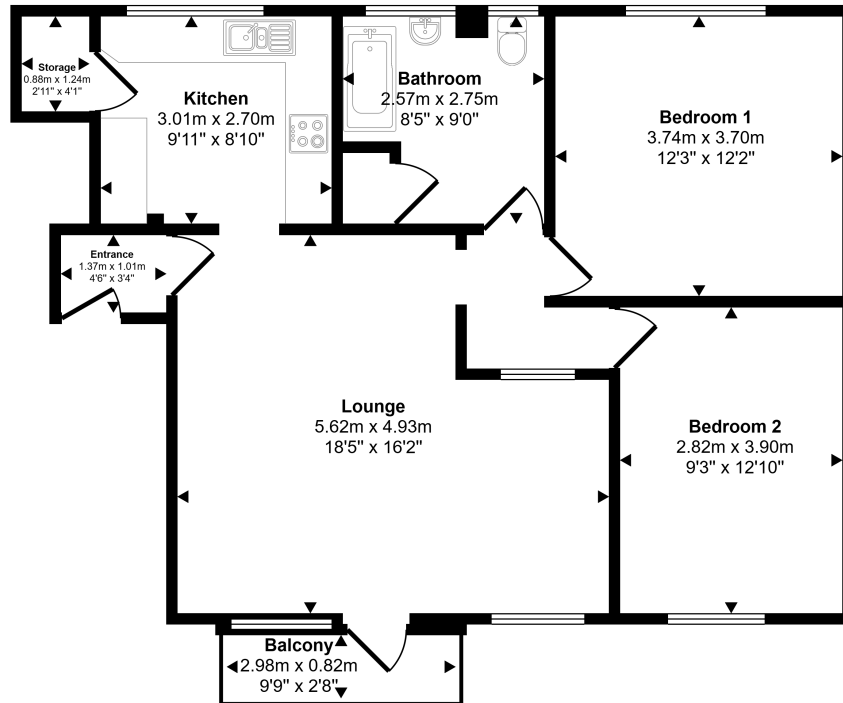
Located in Bramley, in the popular town of Stockport, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Bramhall Railway Station, a variety of local bus routes, and quick access to Manchester Airport.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Approx Gross Internal Area  
73 sq m / 781 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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