

# QUEENS VIEW

BRAMHALL



**McCARTHY STONE**

*Life, well lived*

## CONTENTS

Bramhall  
Queens View  
Development features  
Property details

Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.

*Welcome*

## Bramhall

Queens View

Development features

Property details

## STYLISH LIVING IN A LEAFY VILLAGE.

Once voted the friendliest place in the country, this leafy and affluent Cheshire village offers a quality of life second to none. Close-knit community. Great shopping. Well connected. Lots of things to do. Manchester within easy reach. Bramhall would be a delightful place to call your home.

### FIND YOUR HAPPY PLACE IN BRAMHALL.

Set not far from the magnificent timber-framed Bramhall Hall and its 70 acres of parkland you'll find Queens View. The development is designed with the over 60s in mind and is built to high standards. It's the ideal place to live life well.



## Bramhall

Queens View

Development features

Property details



## LIVE LIFE YOUR WAY.

Just a 7-minute walk from the heart of the village, Queens View is ideally placed to help you take full advantage of Bramhall and its surrounding area.

Everything you need is close by – the village square with its good range of high street favourites and independent shops promises “something for everyone”. Sainsbury’s is just six minutes from your front door and nearby you’ll find a pharmacy, optician and post office.

The village offers many places to enjoy a cup of tea and cake plus several pubs and a good selection of bistros, coffee shops and restaurants with cuisines ranging from European to Lebanese and Thai. Monthly, the village hosts a ‘worker bee’ market selling locally made and sourced products.

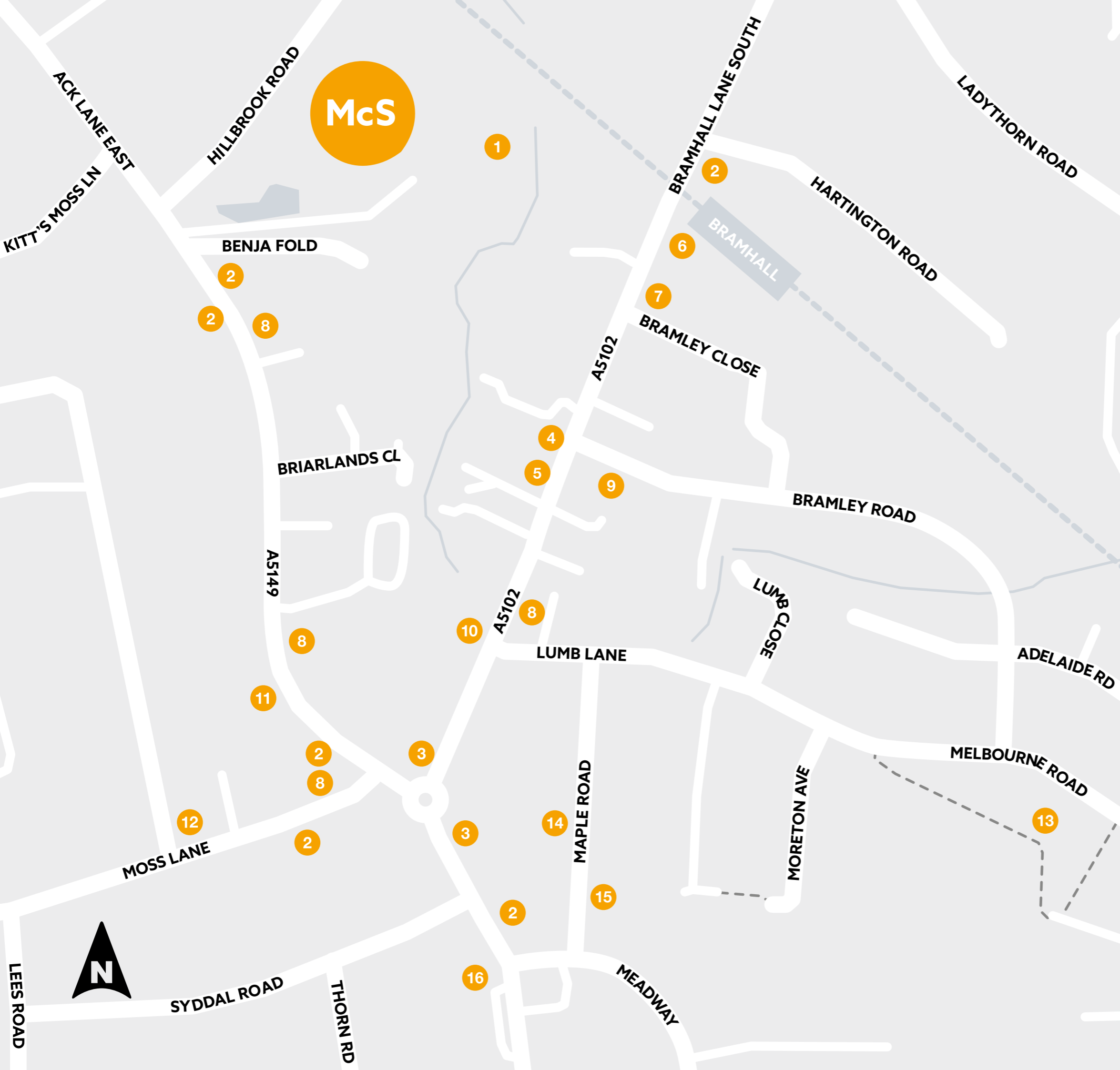
Bramhall has a wealth of local clubs, offering everything from art classes and flower arranging to crafts and computing. If you enjoy sport, you’ll be spoilt – there are two top golf courses, three tennis clubs and a

bowling club all within a five-minute drive. There’s also a weekly walking group open to all ages.


The area is a shopper’s delight. Cheadle Hulme is just two miles away with its mix of shops and eateries. Handforth Dean and Stanley Green retail parks are within easy reach, and The Trafford Centre is a 20-minute drive away.

Nearby you can enjoy the outdoors in the beautiful grounds of Bramhall Hall or opt for Tatton Park, Lyme Park and the Peak District – all are just a short journey by car.

















The development enjoys good travel links with a nearby bus service that can take you to the village centre and the railway station which has regular services to Stockport, Manchester, and Stoke-on-Trent. The A34 and A555 are just a few miles away, connecting you to Manchester International Airport as well as the M60, M56 and M6 and the Peak District.



**QUEENS VIEW**

 64 Ack Lane East, Bramhall, Stockport, SK7 2DA

**MAP KEY.**

-  Hillbrook Grange
-  Bus Stop
-  Cafe
-  Dentist
-  Doctors
-  Train Station
-  Library
-  Restaurant
-  Health Centre
-  Supermarket
-  Bramhall Village Square
-  Fish & Chip Shop
-  Village Club
-  Bramhall Post Office
-  Hairdresser
-  Bramhall Leisure



# **“STRICTLY NIGHTS WITH FRIENDS.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

Bramhall  
Queens View  
Development features  
Property details

**STYLISH LIVEABLE DESIGN,  
INSIDE AND OUT.**

As you approach Queens View, you'll immediately appreciate its thoughtful design. The red brickwork and grey, pitched roof create an elegant impression that complements the affluent feel of the local area.

This thoughtful design continues through into the reception area offering a warm welcome to homeowners, friends and family members alike. From here you will discover the social hub of the development, the communal lounge.

From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

Exit the lounge through large patio doors to find a spacious paved terrace with an eye-catching pergola and plenty of comfy seating. It's the ideal spot for soaking up the sun during the warmer months and admiring the immaculate beds and borders – every plant, shrub and tree carefully selected to provide a garden for all seasons.

From here you can choose to explore the gardens that wrap around the back of the building via wide pathways, created to accommodate walking and mobility scooters alike. As you admire the perfectly tended lawns and planting, you can enjoy the extra satisfaction of knowing you don't need to lift a trowel or wrestle with a lawnmower to enjoy it – we look after all the outside spaces for you.









## **MORE FEATURES.**

### **GUEST SUITE\***

Having friends or relatives over and would like them to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

### **ON-SITE HOUSE MANAGER**

Ensures the development is safe, secure, and well maintained alongside arranging social activities that help build a strong sense of community.

### **PETS WELCOME**

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

### **MOBILITY SCOOTER CHARGING**

Easily accessible indoor scooter store where mobility scooters can be charged safely and securely.

### **PARKING\***

Spaces are available for purchase.

\*Additional charges apply. Subject to availability.



Bramhall  
Queens View  
Development features  
Property details

## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Queens View is no exception.

Comprising 40 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring

### HOW TO BUY.

Whether you are purchasing or renting your apartment at Queens View, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail





Bramhall  
Queens View  
Development features  
Property details



## YOUR NEW HOME IN DETAIL.



### GENERAL

- Double glazing to all windows
- Juliette balcony, walk-out-balcony or patio area to selected apartments
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky Q connection point in living room\*
- Electric car charging point access



### KITCHEN

- Fitted kitchen with integrated appliances
- Ceramic hob
- Stainless steel cooker hood and glass splashback
- Anthracite composite sink
- Lever mixer taps



### SHOWER ROOM

- Shower room with tiled flooring
- White sanitary ware with high quality fittings
- Additional W.C to selected two bedroom apartments
- Mirror with separate shaver socket
- Heated towel rail



### HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- White panel doors
- Chrome door furniture and fittings



### SAFETY AND SECURITY

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. \*Sky Q subject to Sky subscription.



# “NEW ADDRESS, NEW ADVENTURE. THERE’S NOTHING OLD ABOUT ME.”

Anne,  
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Queens View, Bramhall.

**CALL 0800 201 4106**  
**VISIT [McCARTHYSTONE.CO.UK/  
QUEENS-VIEW](https://www.mccarthystone.co.uk/queens-view)**

A large print version of this brochure is available on request.

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November 2022



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/queens-view](https://mccarthystone.co.uk/queens-view)

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