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Asking Price £180,000 Leasehold

1 Bedroom, Apartment - Retirement

34, Brindley Lodge 2 Hope Road, Sale, Greater Manchester, M33 3FS



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Brindley Lodge

Brindley Lodge is a development of 50 one and two bedroom apartments in the bustling town of Sale, just 5 miles southwest of the City of Manchester. There is something for everyone in Sale with a relaxed and friendly atmosphere, great selection of shops and facilities and a wide range of food and drink outlets to choose from. Sale's town centre is flat and compact making all of the leisure facilities, shopping areas and food outlets close together and within easy reach of the Lodge.

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets, TV points and illuminated light switches to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development. Brindley Lodge also benefits from an electronically gated Owners carpark on a first come, first served basis.

Sale is well-served by public transport with regular bus and taxi services around and between towns; a Metrolink station is close by in the town centre which goes direct to Manchester and Manchester Airport is only 15 minutes away by car.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager. There is also a Wellbeing Suite.

Brindley Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Brindley Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Brindley Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

Churchill Sales & Lettings are pleased to be marketing this one bedroom second floor apartment. The property is presented in good order, offered with no forward chain and conveniently located for the Guest Suite.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this lovely apartment is a useful storage cupboard located in the hallway.



# Features

- One-bedroom second floor retirement apartment
- Good decorative order and no forward chain
- Convenient for Owners Guest Suite
- Super-efficient Air Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- Wellbeing Suite
- 24 Hour Careline system for safety and security
- Owners private electronically gated car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£3,657.63 per annum.

Approximate Area = 235 sq ft / 48.6 sq m  
For identification only - Not to scale

Ground rent: £642.62 per annum. To be reviewed in  
December 2026

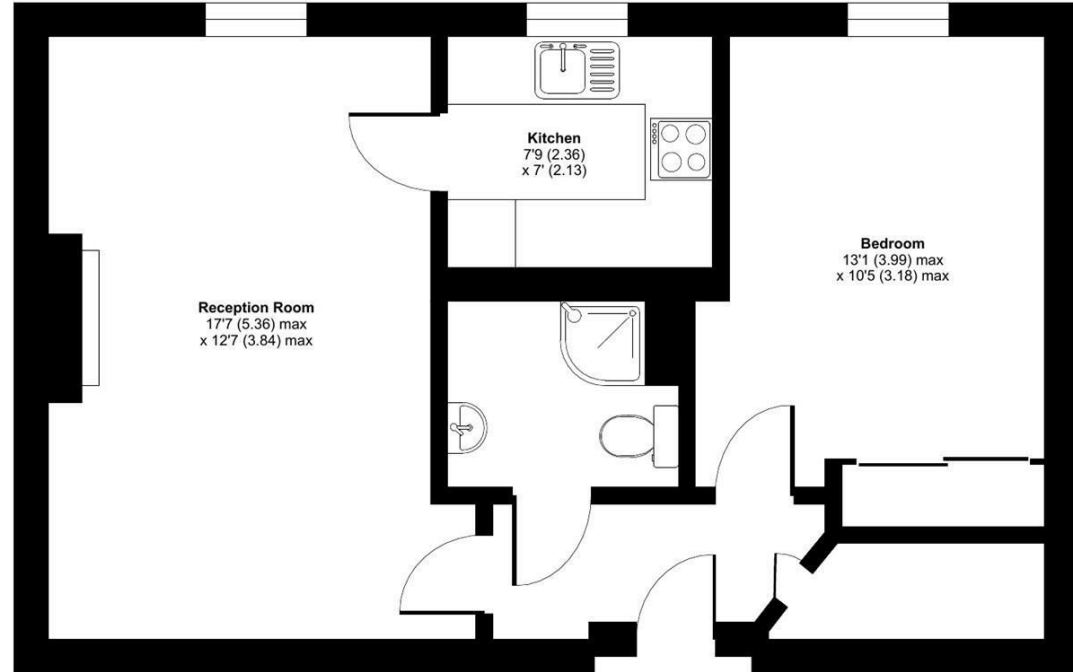
Council Tax Band C

125 lease years commencing 2013

Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

Service charges include: Careline system, buildings  
insurance, water and sewerage rates, air source  
heating, communal cleaning, air source heat pump  
heating, utilities and maintenance, garden  
maintenance, lift maintenance, lodge manager and a  
contribution to the contingency fund.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Churchill Estate Agents. REF: 1084006

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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