



Offers Invited £170,000 Leasehold

1 Bedroom, Apartment

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



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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.

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 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 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.



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Property Overview

****ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT****

****EX SHOW APARTMENT****

Churchill developments are designed exclusively for over 60s. Providing privacy when you want it but also opening up a whole new social life with like-minded neighbours when you wish. The lock up and leave lifestyle ensures you have a secure property when off on holidays, for work or weekends away. With Sale Metrolink on the doorstep, the development is also perfectly located for residents commuting to work, trips to Manchester City Centre and the Airport.

We are delighted to be marketing this lovely one bedroom second floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is conveniently located for the lift and stairs.

The Living Room offers ample space for living and dining room furniture and a window provides lots of natural light.

The Kitchen is accessed via the Living Room 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 as well as a freestanding mirrored wardrobe providing extra storage included in the sale. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, a WC and wash hand basin.

Perfectly complementing this wonderful apartment is a useful storage cupboard with internal sensor light located in the hallway.

Call us today to book your viewing at Brindley Lodge!



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Features

- ****EX SHOW APARTMENT****
- Good decorative order throughout
- Owners Wellbeing Suite, Lounge & Kitchen with regular social events
- Owners private electronically gated car park
- Super-efficient Air Source Heating
- Lodge manager available 5 days a week
- Convenient for the lift and stairs
- 24 Hour Careline system for safety and security
- Laundry & Ironing room provided within Service Charge
- 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 Living developments across the country.



Key Information

Service Charge (Year Ending 31st May 2025): £3,074.27 per annum.

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

Council Tax Band C

125 lease years commencing 2013

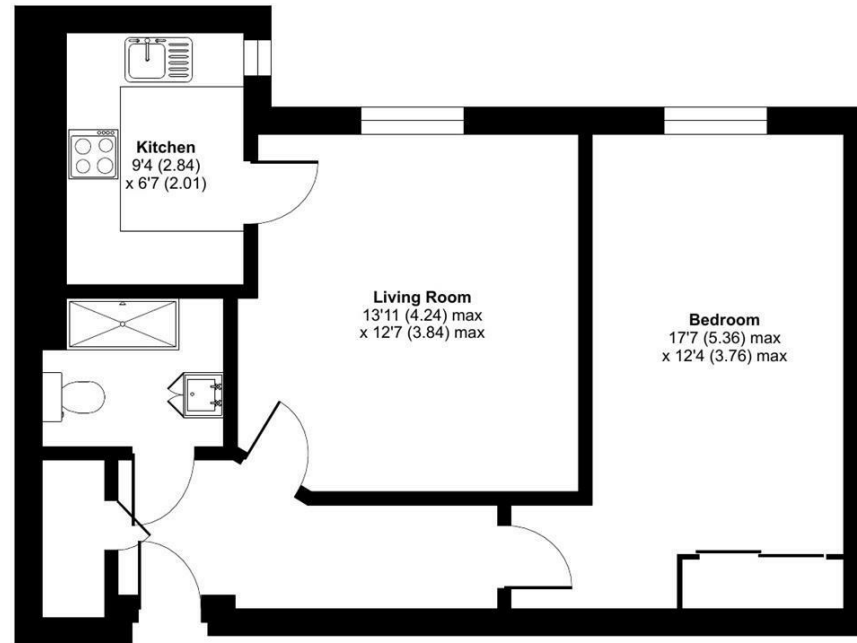
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, laundry & Ironing room, 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

Approximate Area = 538 sq ft / 50 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1268779

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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