







Flat 2 Brookhouse Court

92 Brookhouse Hill • Fulwood • S10 3TE

Asking Price £225,000

Located in the heart of Fulwood Village, a short walk from Forge Dam is a fully refurbished 2-bedroom ground floor apartment. Stylishly presented throughout and benefits from allocated resident undercroft parking alongside well-maintained communal gardens. No onward chain. The property enters through secure communal, intercom door and private entrance into a welcoming hallway incorporating built-in cloak room storage. Overlooking the communal gardens to the rear is a spacious, flexible living area complemented by generous windows allowing natural light to flood the room. The kitchen is fitted with modern shaker style units topped with marble effect worktops and integrated appliances include oven, Bosch hob, overhead extractor, slimline dishwasher, fridge/freezer and freestanding washer and dryer concealed within recessed storage. Comprising of 2 bedrooms, styled with neutral walls, contrasting grey carpet and downlights, the main bedroom is featuring a generous front facing window. Externally through secure gates is access to allocated resident undercroft parking alongside well-maintained communal gardens. Brookhouse Hill located in the heart of Fulwood, S10 is well-served by local shops and amenities, highly regarded local schools, recreational facilities and Forge Dam within a short walk. Excellent public transport, and access links to the city centre, hospitals, universities, and the Peak District. Leasehold 200 years 10/07/1970 £12pa Service Charge £1260 pa - Edward Winder Watts Council Tax Band B EPC Rating tbc





- Fully Refurbished Ground Floor Apartment
- 2 Bedrooms & Modern Bathroom
- Stylish Kitchen with Integrated Appliances
- Located in Heart of Fulwood Village, S10
- Light & Airy, Beautifully Presented Accommodation

- Allocated Resident Under Croft Parking
- Well Maintained Communal Gardens
- Service Charge £1260 pa - Edward Winder Watts
- Leasehold 200 years 10/07/1970 £12pa
- Council Tax Band B EPC Rating tbc





FLAT 2, BROOKHOUSE COURT

APPROXIMATE GROSS INTERNAL AREA = 60.5 SQ M / 651 SQ FT

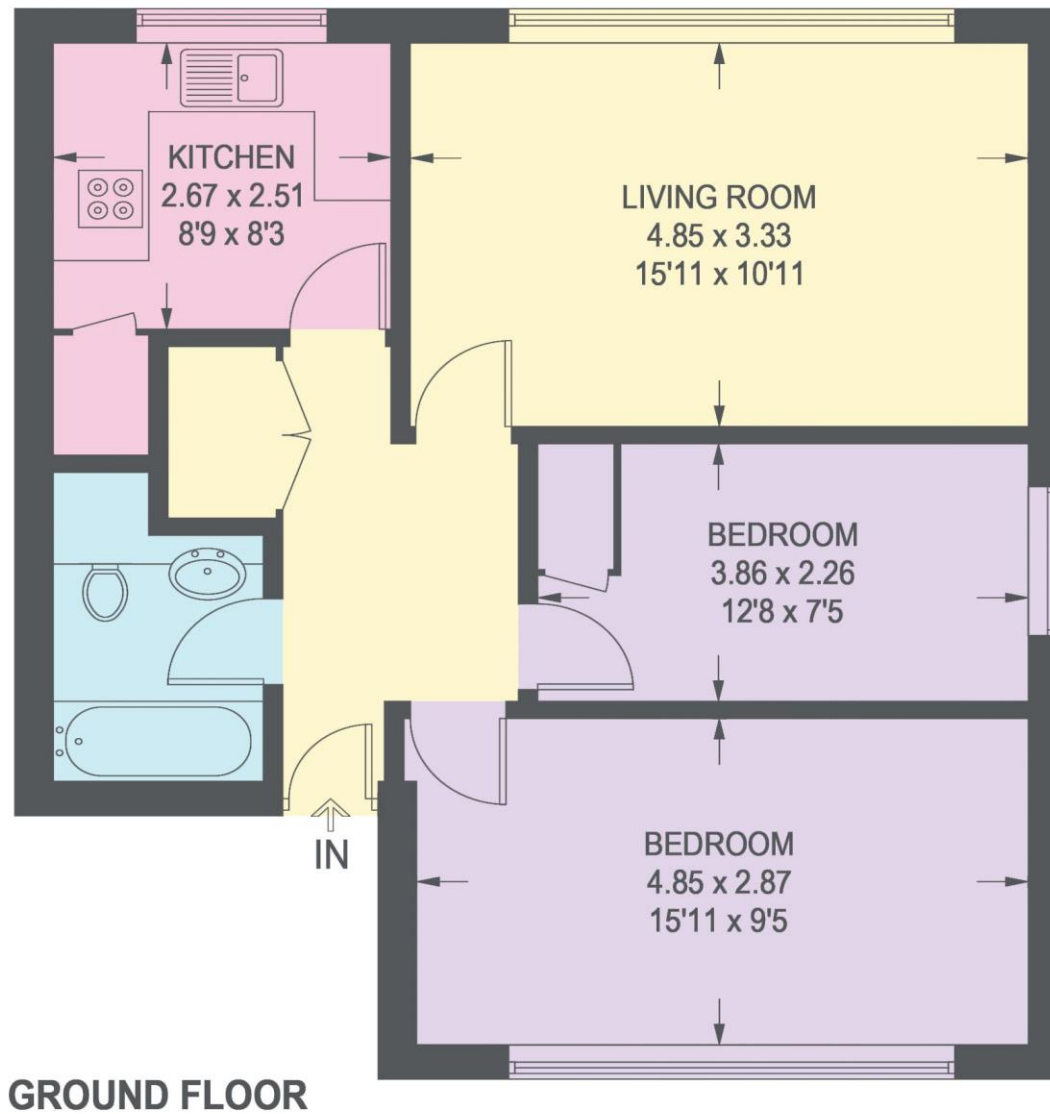


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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