



**GASCOIGNE
HALMAN**

The Manor, Brooklands Road, Sale
£259,950

THE AREA'S LEADING ESTATE AGENCY



This spacious two double bedroom ground floor apartment is positioned in a desirable development close to Brooklands Metrolink as well as Brooklands Primary School. The apartment is certain to appeal to a variety of buyers including first time buyers, someone looking to downsize or buy to let investors and is offered with no onward chain.

Property details

- Modern Established Development
- Two Double Bedrooms
- Jack & Jill Entry Bathroom
- Communal Gardens & Ample Parking
- Prominently Positioned Close To Brooklands Metrolink & Brooklands Primary School
- No Chain



About this property

This modern development is positioned along Brooklands Road revealing immaculate well maintained mature gardens and ample residents and visitors parking. With Brooklands Primary School and Brooklands Metrolink on the doorstep of the development, this spacious apartment is certain to suit a variety of buyers.

Internally the accommodation includes a large entrance hall leading to a spacious lounge diner with feature bay window and opens to a modern fitted kitchen breakfast room. Two well proportioned double bedrooms and three piece bathroom with jack-and-Jill entrance from the master bedroom completes the accommodation.

Externally the property includes well maintained communal gardens. No Chain.





DIRECTIONS

M33 3YG

COUNCIL TAX BAND

Trafford MBC Tax Band D

TENURE

Leasehold.

Original lease length of 125 years from 1st Jan 2003. (103 years remain)

Ground rent payable of £125 per annum.

Service charge payable of £1,600 per annum.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

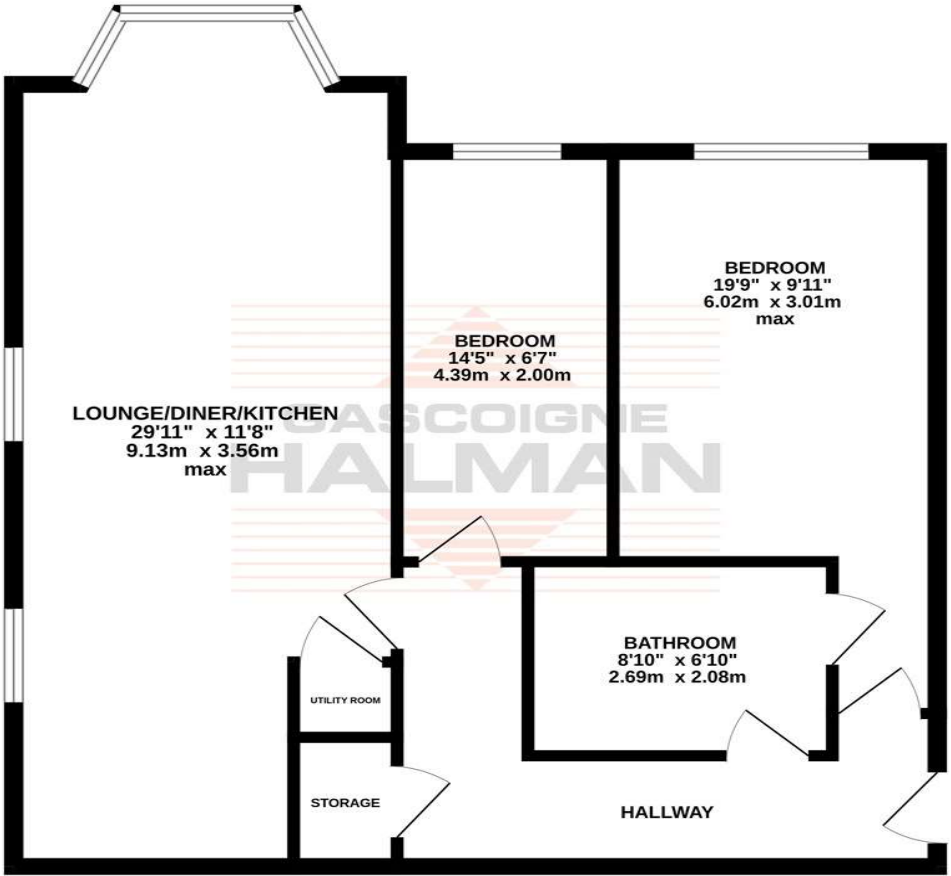
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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