



26 HATTONFOLD 203 BROOKLANDS ROAD | SALE

OFFERS OVER £100,000

NO ONWARD CHAIN A recently modernised self contained second floor retirement apartment ideally situated within the development with views over the tree line grounds. The accommodation briefly comprises secure communal entrance hall, communal living area with entertaining, private entrance hall, superb open plan sitting/dining room opening onto the newly fitted modern fitted kitchen, double bedroom and newly fitted shower room/WC. The property is currently in the process of being re-roofed. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: M33 3PJ

DESCRIPTION

Built to a traditional design the development stands within tree lined grounds and is well placed for all facilities including local shops towards the top of Brooklands Road and on Maple Road and with the Metrolink railway station providing a service into Manchester and beyond.

The apartment is positioned at second floor level and is approached by lift and staircase. It has been modernised throughout recently to provide beautifully presented accommodation that needs to be seen to be appreciated.

The accommodation is approached via a large communal living area to the ground floor and there is also a separate laundry service and guest suit available with prior booking. Within the apartment itself the private entrance hall has a fitted storage cupboard and there is a superb open plan sitting /dining room opening onto the recently installed fitted kitchen. The accommodation is completed by the double bedroom and contemporary shower room/WC.

Externally there is parking for residents (available at £315.00 pa) and visitors and communal tree lined grounds with seating area. The property is also currently being re-roofed.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry system. Communal lounge.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Mirror fronted cloaks area. Phone entry system. Newly fitted carpet.

SITTING/DINING ROOM

19'0" x 10'5" (5.79m x 3.18m)

With a focal point of an electric fireplace with tiled insert and hearth. Double glazed window to the front. Electric heater. Ceiling cornice. Television aerial point. Newly fitted carpet.

KITCHEN

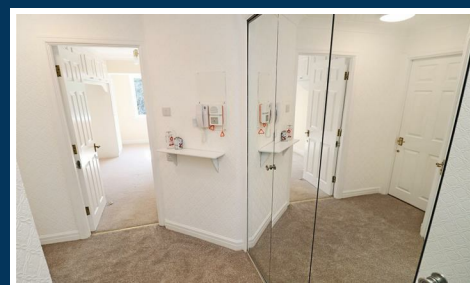
6'11" x 6'11" (2.11m x 2.11m)

With newly installed soft close kitchen units with light wood work surfaces over incorporating a sink unit with drainer. Integrated oven/grill plus three ring ceramic hob with stainless steel extractor hood. Space for fridge freezer, which will be included in the sale. Tiled splashback. Ceiling cornice. New flooring.

BEDROOM

14'10" x 8'10" (4.52m x 2.69m)

A superb bedroom with fitted wardrobes and overhead cupboards. Further mirror fronted wardrobe. Double glazed window to the front. Electric heater. Television aerial point.



BATHROOM

6'7" x 6'4" (2.01m x 1.93m)

Fitted with a contemporary white suite with chrome fittings comprising walk in shower enclosure with electric shower, soft close vanity wash basin and WC. Part tiled walls. Extractor fan. Ceiling cornice. Chrome heated towel rail. New flooring.

OUTSIDE

Residents and visitors parking. Attractive communal treelined grounds.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 125 year term commencing 01/01/1985 and subject to a Ground Rent of £70.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

Currently £355.15 per month covering heating, lighting and cleaning of common parts and maintenance of the grounds. Full details will be provided by our clients Solicitor.

NOTE

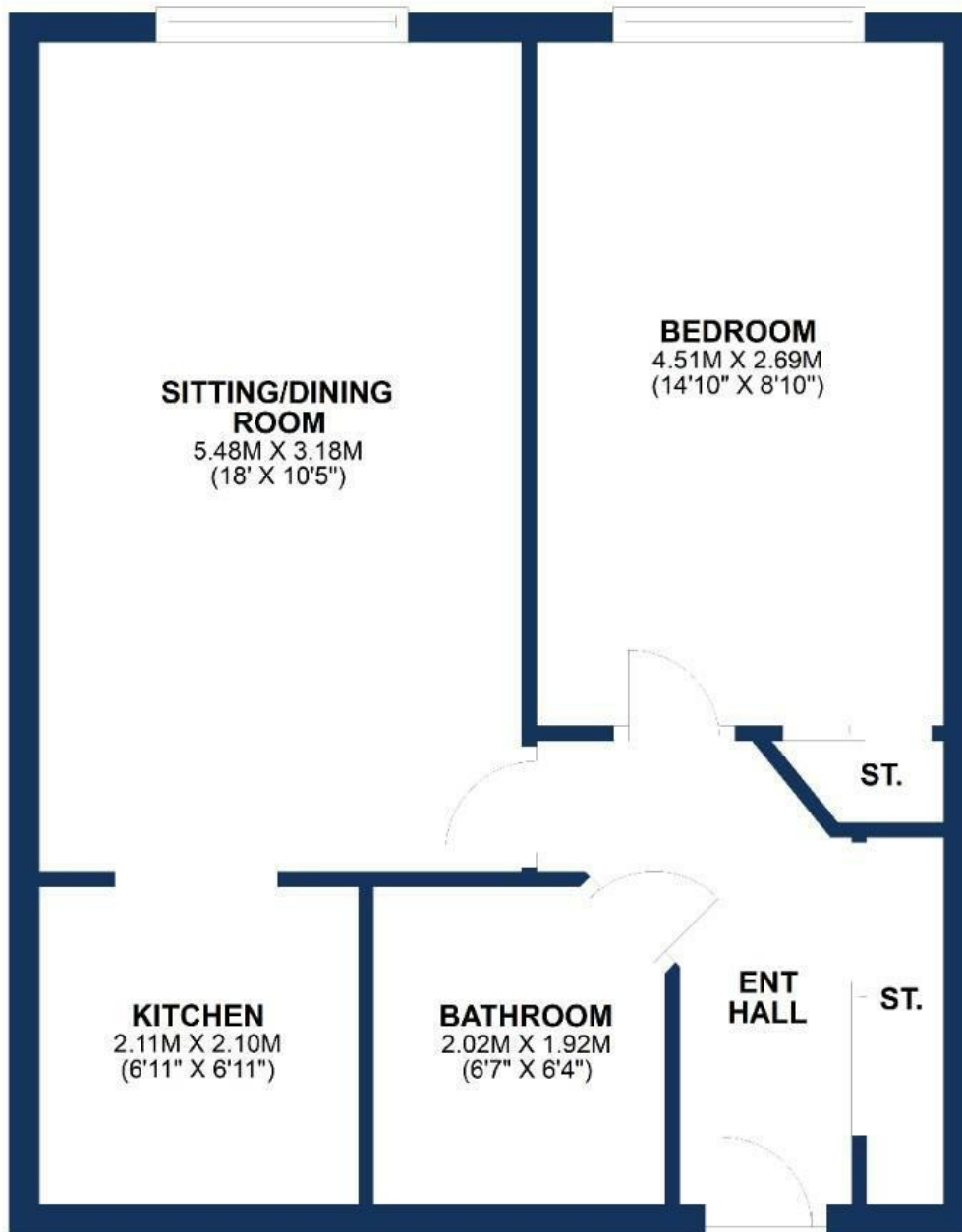
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 45.8 SQ. METRES (492.9 SQ. FEET)



TOTAL AREA: APPROX. 45.8 SQ. METRES (492.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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