



**80 CLOVERLEY 108 BROOKLANDS ROAD | SALE**

**£185,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** A superbly proportioned second floor apartment in this popular development within easy reach of Sale town centre and Brooklands Metrolink station. The accommodation briefly comprises secure communal entrance hall, private entrance hall with three storage cupboards, sitting/dining room, breakfast kitchen, two bedrooms and bathroom/WC. Allocated parking and single garage. Superb communal gardens which can be viewed from the sitting room and kitchen. Viewing is highly recommended.

POSTCODE: M33 3QF

## DESCRIPTION

This superbly proportioned second floor apartment occupies an excellent position standing within communal grounds which incorporate allocated residents parking and visitors parking areas and the apartment also benefits from having a single garage.

The accommodation is well maintained throughout and includes an excellent sitting/dining room overlooking the communal gardens as does the adjacent fitted kitchen. There are two excellent double bedroom and bathroom/WC. Within the entrance hall there are large storage cupboards and gas fired central heating has been installed together with double glazing throughout.

Cloverley is well placed for access to the surrounding network of motorways and Manchester International Airport. Brooklands Metrolink railway station is only a short walk away providing a commuter service into Manchester and Sale town centre is a little further distant.

An excellent apartment in a convenient location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL ENTRANCE HALL

Secure entry system. Stairs to upper floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

With hardwood front door. Radiator. Phone entry system. Three large storage cupboards.

#### SITTING ROOM

**15'3 x 11'9 (4.65m x 3.58m)**

With triple glazed PVCu window to the side overlooking the communal gardens. Radiator. Ceiling cornice. Television aerial point. Telephone point. Space for living and dining suites.

#### DINING KITCHEN

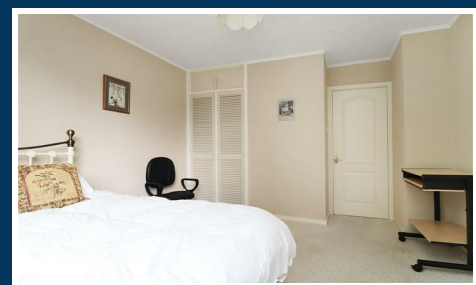
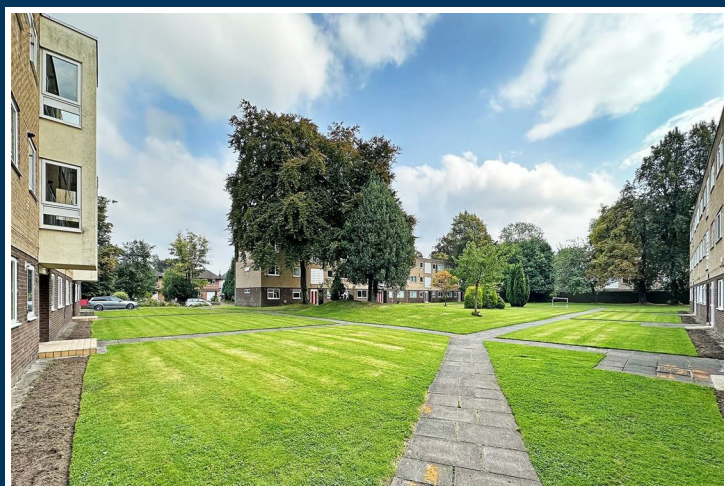
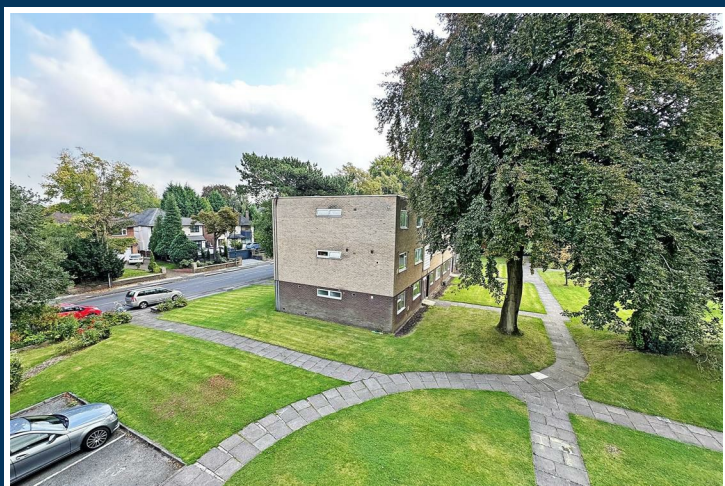
**11'7 x 9'5 (3.53m x 2.87m)**

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl sink unit and drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Space for table and chairs. Triple glazed PVCu window to the side. Tiled splashback. Cupboard housing combination gas central heating boiler.

#### BEDROOM I

**12'5 x 11'10 (3.78m x 3.61m)**

Triple glazed PVCu window to the side. Radiator. Ceiling cornice.



## BEDROOM 2

12'5 x 11'9 (3.78m x 3.58m)

Triple glazed PVCu window to the side. Fitted wardrobe. Radiator. Ceiling cornice.

## BATHROOM

9'6 x 6'7 (2.90m x 2.01m)

Fitted with a suite comprising panelled bath with electric shower over, pedestal wash basin and WC. Tiled walls and floor. Radiator. Opaque triple glazed PVCu window to the side.

## OUTSIDE

With allocated residents and visitors parking and the added benefit of a single garage. Delightful communal gardens laid mainly to lawn and well tended.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

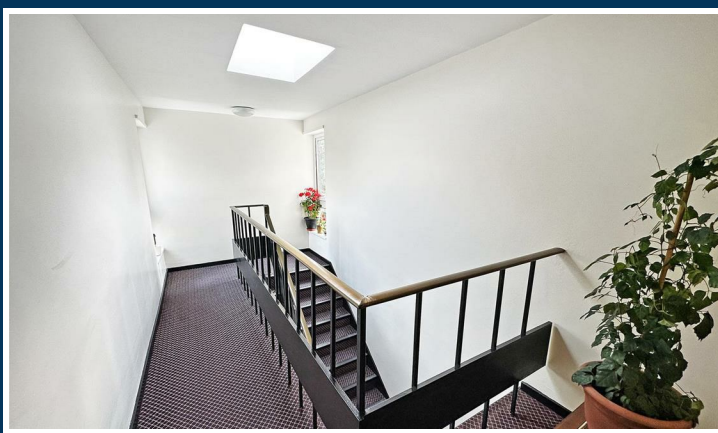
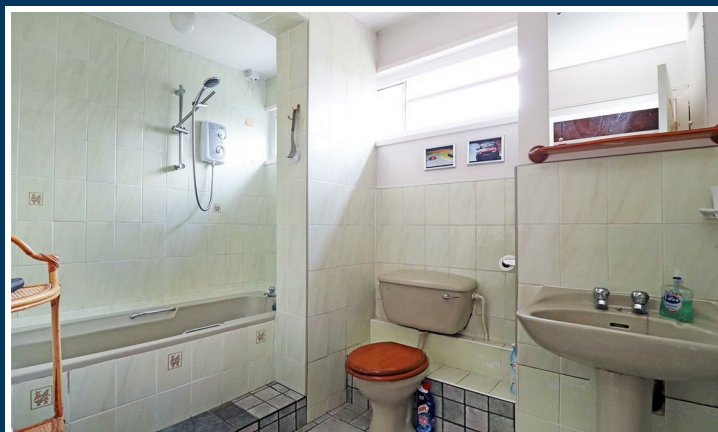
We are informed the property is held on a Leasehold basis for the residue of 999 year term commencing 01/01/1982. This should be verified by your Solicitor.

## SERVICE CHARGE

Currently payable at approximately £95.00 pcm to Oakland Residential and including buildings insurance, window cleaning, ground rent, cleaning, lighting and heating of communal parts. Full details will be provided by our clients Solicitor.

## NOTE

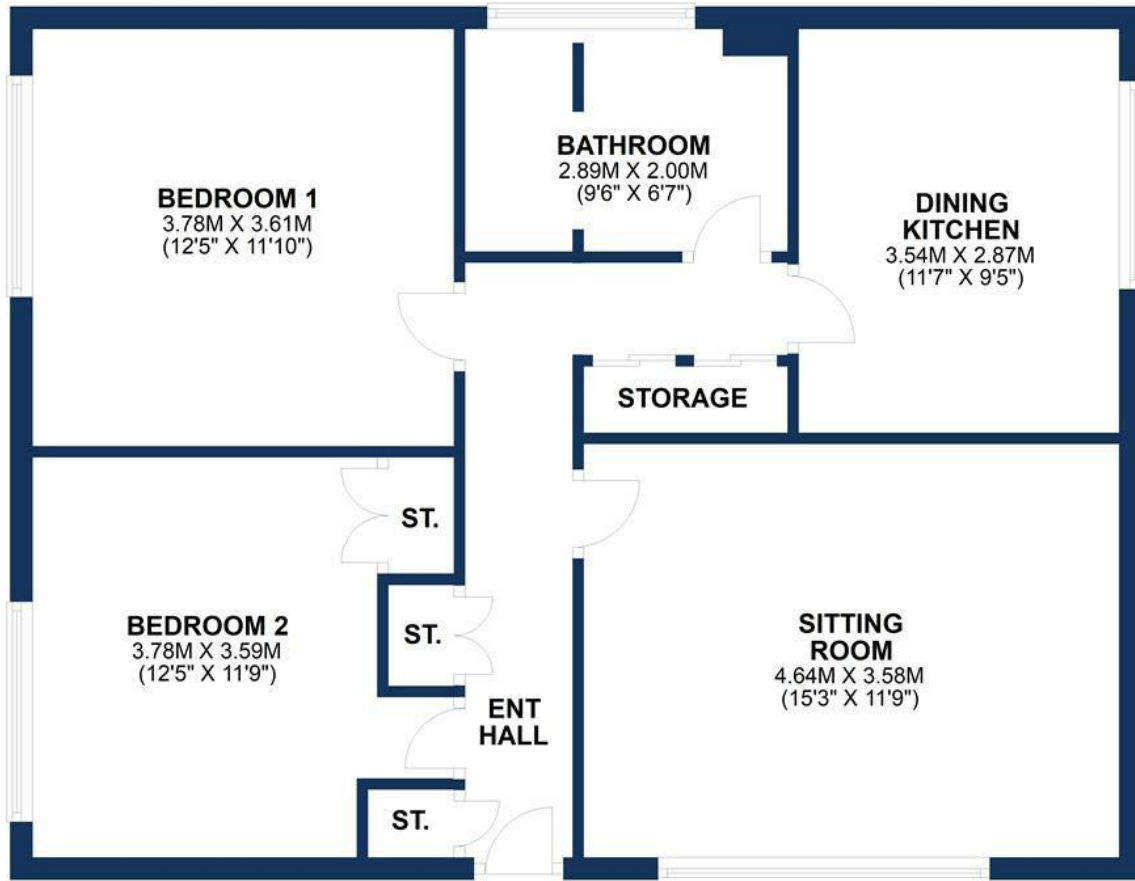
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## SECOND FLOOR

APPROX. 72.5 SQ. METRES (780.1 SQ. FEET)



TOTAL AREA: APPROX. 72.5 SQ. METRES (780.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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