



Flat 11, Wood Court, 205 Brooklands Road
£215,000



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SALES & LETTINGS

Wood Court, Sale

This charming first floor apartment forms part of a quiet, modern development set along the leafy Brooklands Road. The property comes well-presented and ready for new owners to put their stamp on. Situated in a convenient position within a short walk of local amenities, the development enjoys a quiet, tree-lined aspect set back from the main road. Just a little further are the retail parks and supermarkets of Baguley, the chic Timperley Village, and the thriving Sale Town Centre. Brooklands Metrolink Station is also just a 20 minute walk or 5 minute drive away. The apartment itself offers great space, with a large living dining room, separate kitchen, two double bedrooms and family bathroom. The entrance hall gives the property a nice, homely feel, and the balcony off the living dining room is a great feature, lending itself to outdoor dining or morning coffees. The development boasts a grand approach on entering from the main road, as you drive under a large archway into the communal car park, where there is allocated parking for one, plus ample visitors' spaces. There are well maintained grounds, with this particular apartment benefitting from a view on to the gardens from the living room balcony.





Wood Court, Sale

Council Tax band: C

Tenure: Leasehold

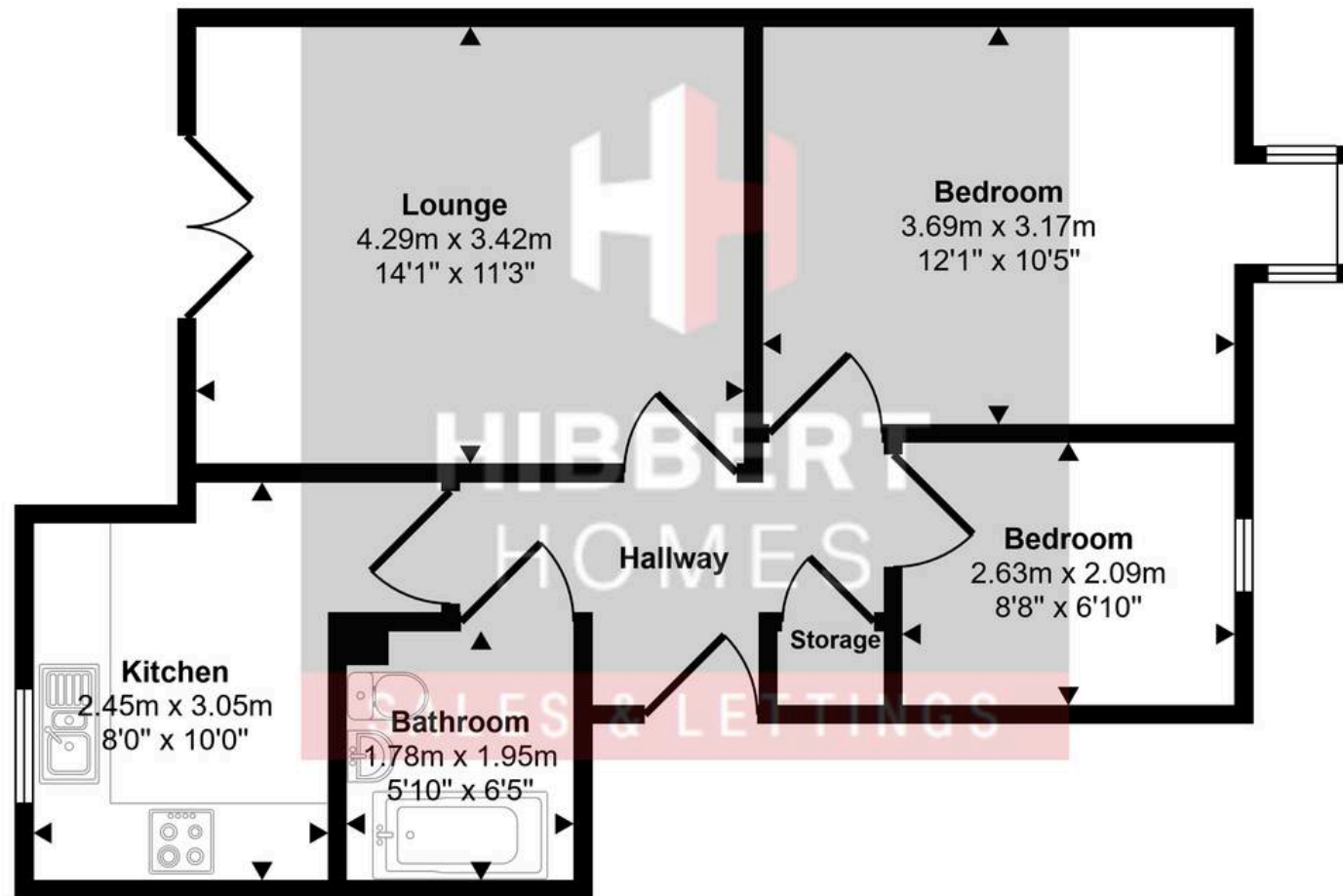
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARDS CHAIN
- Modern, bright apartment
- Quiet, sought-after development
- Close to Sale Town Centre and Brooklands Metrolink Station
- Two generous bedrooms
- Large living dining room
- Separate kitchen
- Off-road parking plus visitors' spaces



Approx Gross Internal Area
52 sq m / 563 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

