



## Apartment 12, 40 Brooklands Road , Sale, M33 3YG

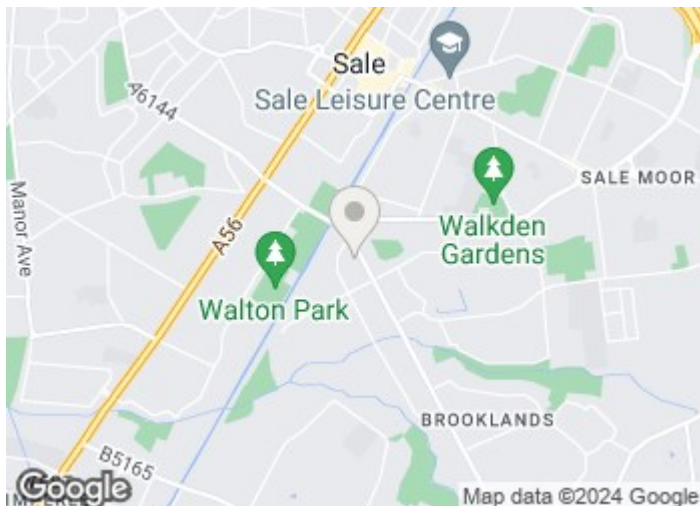
**\*AVAILABLE NOW\* \*GUARANTOR REQUIRED\*** Park Lane Lettings are proud to offer To Let this beautifully presented two-bedroom apartment set within an exclusive and luxurious development on Brooklands Road. Situated in the heart of Sale, this property boasts easy access to local amenities such as Brooklands tram station, highly regarded schools such as the outstanding Sale Grammar School, nearby shops and bars in the recently refurbished Sale town centre. The property is warmed by gas central heating and uPVC double-glazed throughout. The fully furnished apartment comes with ample space for off-road parking with each apartment being allocated one space in the front of the development and one in the rear where the magnificent private garden is located. The internal accommodation comprises of an entrance hallway, storage room, kitchen diner, master bedroom, second bedroom, family bathroom. Externally, the apartment offers off-road parking and communal gardens with gated access. Contact us now to arrange your viewing!

**£1,400 Per Calendar Month**

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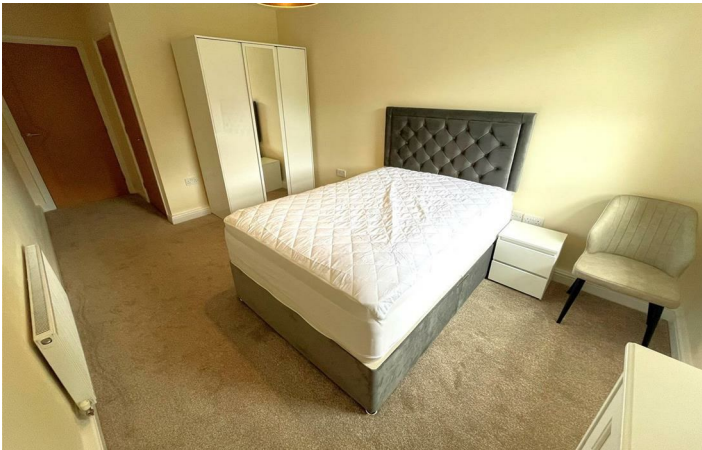


- AVAILABLE NOW
- CLOSE TO BROOKLANDS TRAM STATION
- CLOSE TO OUTSTANDING SALE GRAMMAR SCHOOL
- FULLY FURNISHED AND INTEGRATED APPLIANCES
- LARGE REAR COMMUNAL GARDEN
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- OFF ROAD PARKING
- GAS CENTRAL HEATING AND UPVC DOUBLE-GLAZED THROUGHOUT



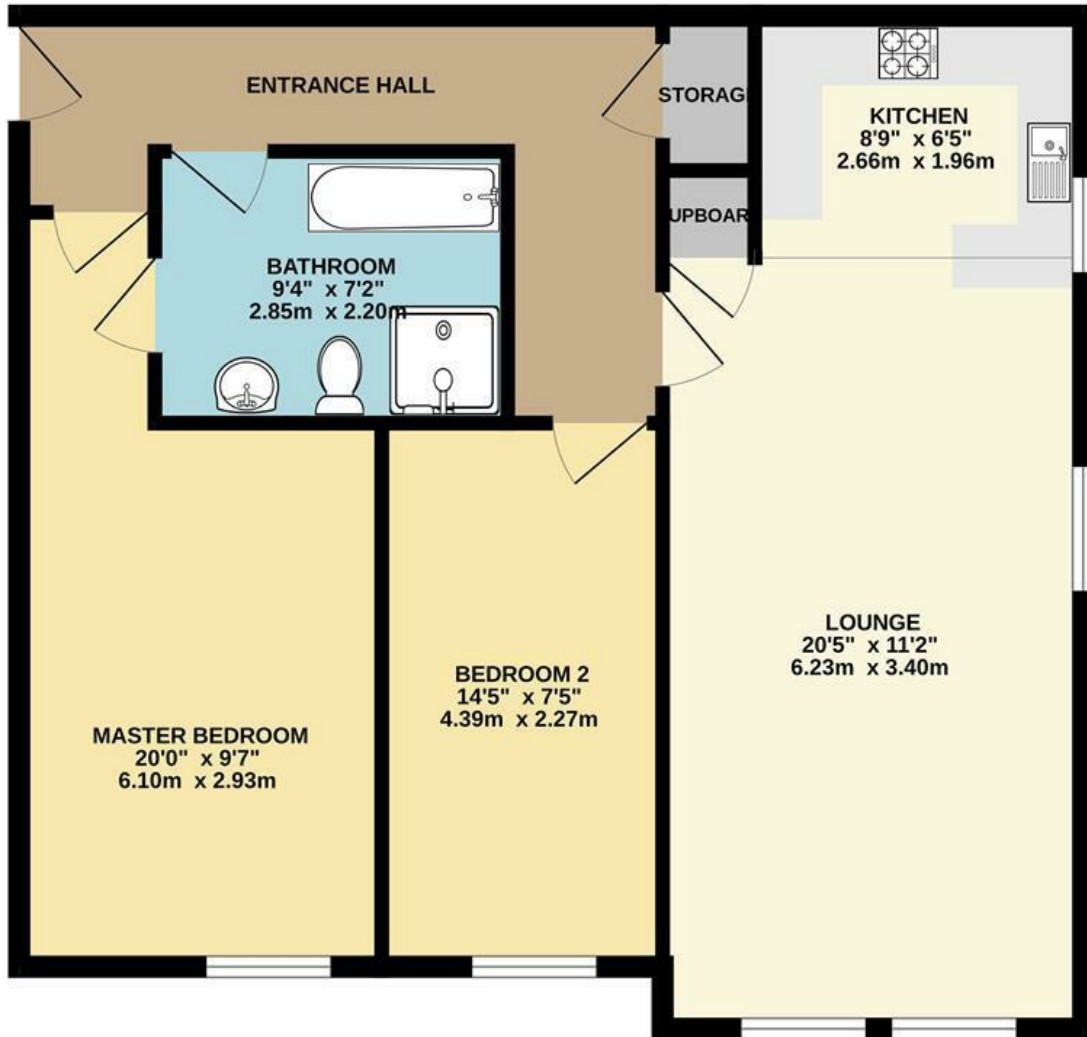
[Directions](#)





# Floor Plan

GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	