



**Brooklands Road, Sale, M33**

**Offers Over: £190,000**

*Leasehold*

## Brooklands Road, Sale, M33

Conveniently located just off Brooklands Road is this TWO DOUBLE Bedroom apartment. Perfectly located for professional couples looking to commute with the Metrolink just a short walk away whilst also offering easy access into Sale Town centre and its abundance of amenities.

The apartment is set within well maintained communal grounds and the apartment comes with a garage and visitors parking.

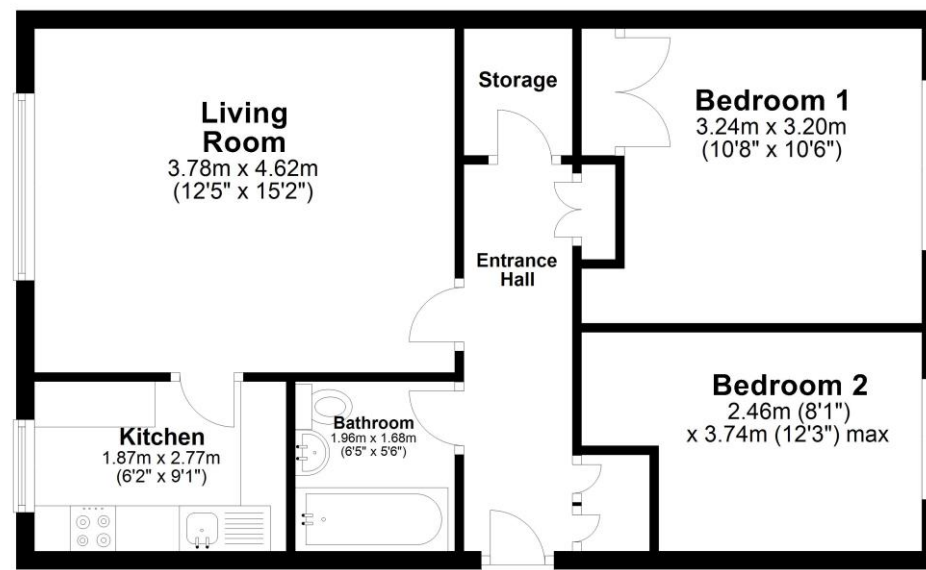
Located on the second floor and access via well maintained communal grounds the apartment offers a bright and airy living/ dining room with separate modern fitted kitchen. The TWO DOUBLE bedrooms offer views over the communal grounds whilst the main bathroom is fitted with a white three piece suite.

A viewing is highly recommended to avoid disappointment. An ideal purchase for professionals, first time buyers or buy to let investors.

- Leasehold
- 999 years from 1 January 1982
- Service charge £1,140pa
- Council Tax Band B
- EPC Grade TBC

### Second Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 56.2 sq. metres (604.9 sq. feet)





## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.