



Maple Road West, Brooklands, Manchester, M23

Offers Over: £210,000

Leasehold

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Offered with no onward chain and ready to move straight into, this well-presented two-bedroom ground floor apartment is perfectly positioned in the highly sought-after Sandringham Court development on Maple Road West. Enjoying a superb location just off Brooklands Road, the property offers easy access to the motorway networks, Sale town centre, and the nearby areas of Timperley and Altrincham as well as being close to Brooklands Metrolink.

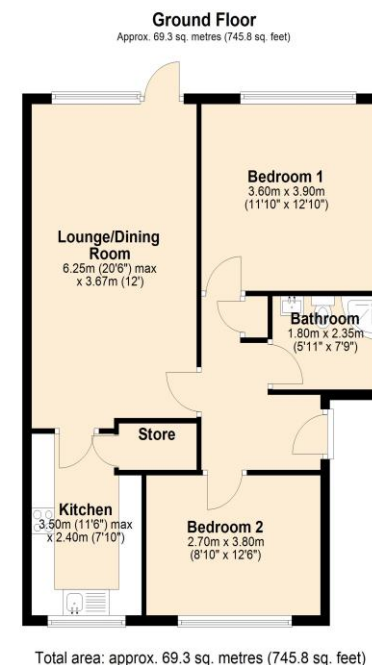
As you enter, you are welcomed by a spacious entrance hall providing an immediate sense of space and comfort. The living room is a fabulous size, featuring a floor-to-ceiling window and patio door that open directly onto the well-maintained communal gardens, allowing natural light to flood the room. There is ample space for both a dining table and chairs as well as lounge furniture, complemented by an electric fire with feature surround.

The kitchen is fitted with a modern range of base and eye-level units, offering excellent storage and workspace. There is space for appliances, a wall-mounted boiler, and a useful storage cupboard, ideal for everyday essentials.

The main bedroom is a comfortable double with built-in sliding mirrored wardrobes, providing generous storage while maintaining a sleek look. The second bedroom, positioned to the rear, is also a good-sized double, perfect for guests, children, or a home office. The bathroom is fitted with a three-piece suite, comprising a corner shower, WC, and wash hand basin.

Externally, the development benefits from well-maintained communal gardens and residents' parking. This property also includes a garage with lighting and up-and-over door, providing secure parking or additional storage.

- Leasehold/ 999 years from 1 August 1975
- Ground rent £12.50pa
- Service Charge £120pcm
- EPC Grade C
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.