



## Brentwood Court, Ellesmere Park

£140,000

Located in the leafy, sought-after area of Ellesmere Park, this development of 21 apartments has been constructed around a beautiful central courtyard. The development on Sandwich Road is situated just a short stroll away from Monton Village giving you access to its quirky restaurants, bars and cafes. For those travelling further afield, Manchester city centre is just a short drive away. The motorway network is also close at hand making the property ideal for commuters.

This first floor apartment comprises a large living/dining room with open-plan kitchen area, double bedroom and a three-piece bathroom suite.

The property also benefits from a parking space, secure video entry phone system and full use of a communal garden area to the rear of the building.

If you would like to take a closer look please call the Living Quarter team who will be happy to arrange a viewing.





Apartment Hallway

Access to all accommodation. Window to side elevation. Storage cupboard. Wall mounted intercom entry system. Ceiling light point. Radiator.

Living / Dining Room

18'09 (widest point) x 12'10 (5.72m (widest point) x 3.91m)  
Large living room with space for dining table and chairs. Two windows to side elevations. Ceiling light point. Two radiators. Open-plan to kitchen.

Kitchen

8'11 x 8'05 (2.72m x 2.57m)  
Open-plan from living room. Fitted with a range of wall and base units with complimentary work surfaces incorporating sink unit with mixer tap and drainer. Two windows to side elevations. Integrated oven and hob, fridge freezer, washing machine and dishwasher. Ceiling light point. Tiled flooring.

Bathroom

6'00 x 5'07 (1.83m x 1.70m)  
Fitted with a three-piece white suite comprising of panel bath with shower over, low level w/c and pedestal wash hand basin. Part tiled walls. Ceiling light point. Heated towel rail.

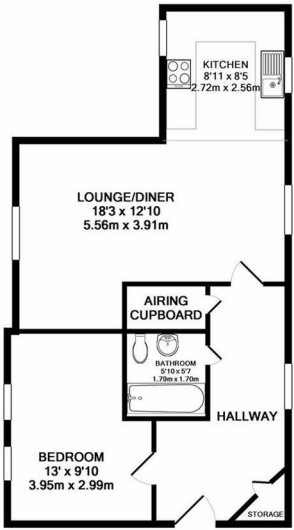
External

Externally there are communal gardens and a central communal courtyard. Parking area with allocated space.

Important Notice

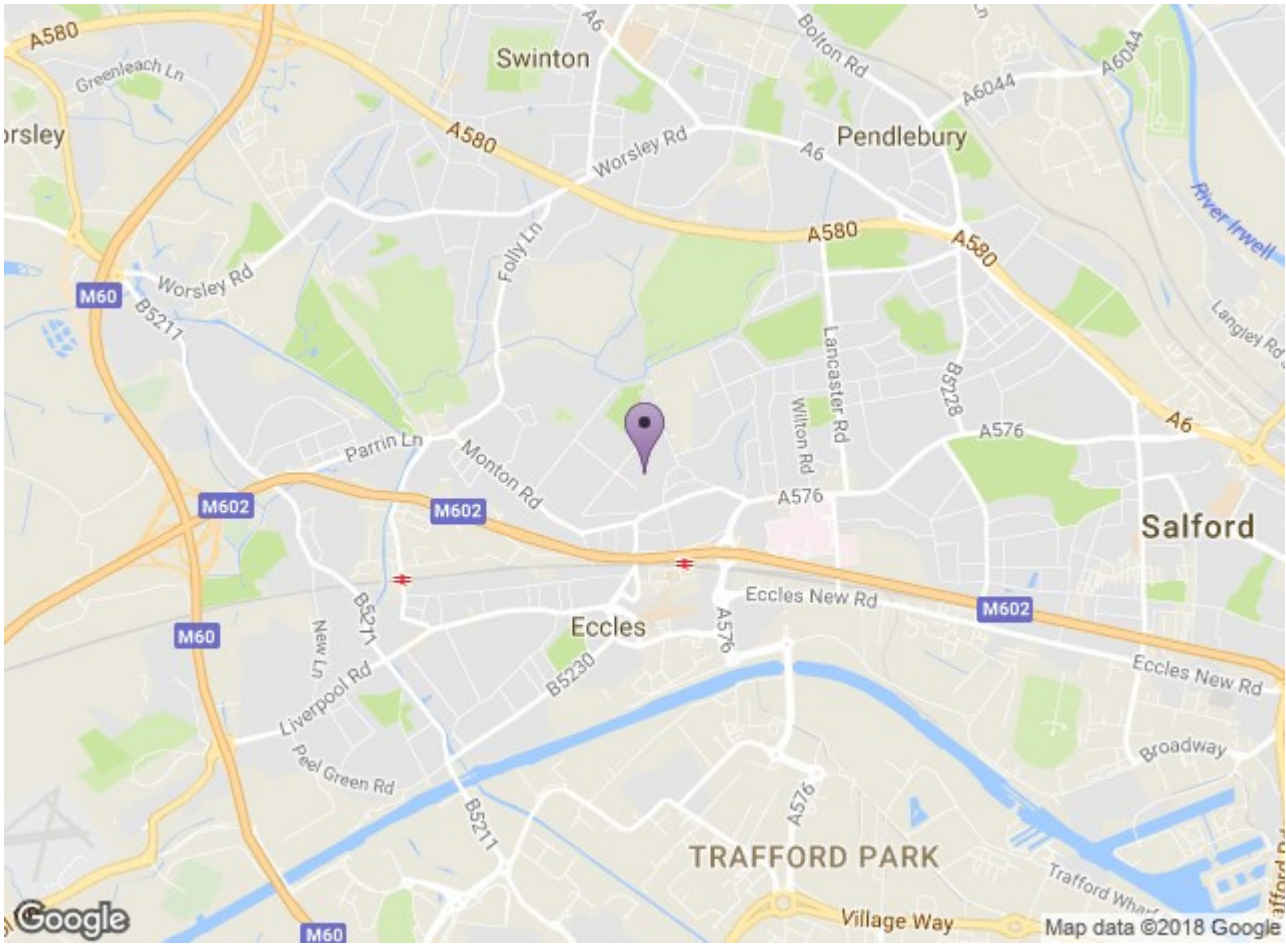
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Prospective purchasers should not rely upon the measurements in these



TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Band	Score	Rating	Band	Score	Rating
A	92-100	Very Good	A	1-10	Very Low
B	81-91	Good	B	11-20	Low
C	69-80	Fair	C	21-30	Medium
D	55-68	Below Average	D	31-40	Medium-High
E	41-54	Poor	E	41-50	High
F	21-40	Very Poor	F	51-60	Very High
G	1-20	Worst	G	61-70	Extremely High

England & Wales  
2017 October  
2020 October