



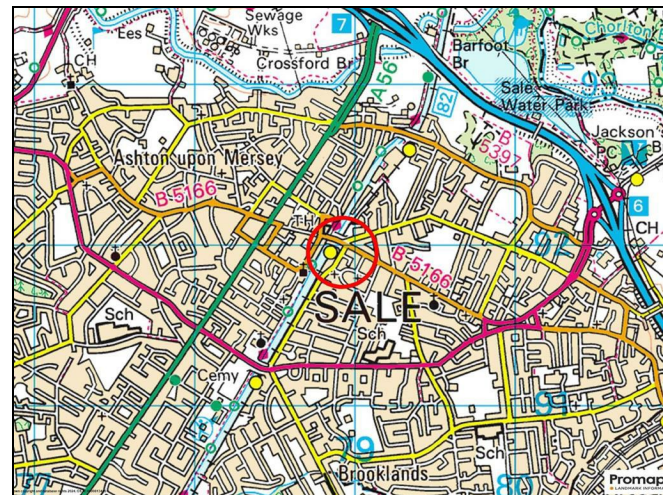
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INDEPENDENT ESTATE AGENTS

# location



## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

## Brindley Lodge Hope Road Sale, M33 3FS



A SUPERB, LARGER DESIGN, ONE BEDROOMED SECOND FLOOR APARTMENT WITHIN THIS POPULAR DEVELOPMENT BY CHURCHILL HOMES FOR THE OVER 60'S. HIGH SPECIFICATON FITTINGS THROUGHOUT. LIFT TO ALL FLOORS. IDEAL LOCATION WITHIN THE HEART OF THE TOWN CENTRE. WONDERFUL ON SITE FACILITIES.

Hall with storage. Spacious Lounge/Dining Room. Kitchen. Bedroom with wardrobes. Shower Room. NO CHAIN! COUNCIL TAX BAND - C

CONTACT SALE 0161 973 6688

£199,950

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# in detail



A Superb, One Bedroomed Second Floor Apartment located within this high specification, gated Development by Churchill Homes.

The property is slightly larger in design than some of the similar ones and offers good sized rooms throughout. All rooms have been recently re carpeted and the lounge includes an attractive fireplace feature.

The location is fantastic, being within the heart of the Town Centre perfect for all the facilities including the Metrolink.

These Developments provide you with an independent lifestyle and all the time you need to enjoy your freedom to the full in your retirement years with peace of mind, comfort and independence. Each Apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it.

When you fancy some company, you'll find the Owners' Lounge a popular and relaxed meeting place. To ensure you have the time to enjoy your new lifestyle all maintenance and upkeep of the Development is taken care of for you. All those irritating, time consuming maintenance jobs are now someone else's problem.

You no longer have to worry about chores like the window cleaning and gardening - just relax and enjoy.

The Safety and Security features in your Apartment along with all the maintenance running costs and upkeep of the Communal Areas, including the Lift, are covered in a service charge, so you can budget with confidence.

Brindley Lodge also features a Wellbeing Suite, providing hairdressing, beauty and treatment facilities conveniently within the Development. Your free time is yours to enjoy and spend as you wish.

Churchill ensure their Developments are well located to the Local Shops or Town Centre and essential amenities including local transport.

Each Development is individually designed to blend comfortably with neighbouring properties. A great deal of importance is placed on the Communal Gardens, providing a welcome retreat for you, your family and friends.

This Development benefits from a Guest Suite for the comfort and convenience of your family and friends to stay over whilst visiting, a Laundry Room with all appliances at a raised height for easy access and a Lift to all floors so even shopping isn't a chore.

A beautifully furnished Owners' Lounge is another popular feature of the Development and provides the perfect venue for entertaining, participating in activities organised by your Lodge Manager or just relaxing with a book.

The Wellbeing Suite providing health & beauty treatments on your doorstep is another key

benefit provided.

A 24 hour emergency Careline System is provided via a discreet personal pendant alarm and Bathroom call point. In an emergency, this system provides direct contact to either your Lodge Manager - when on duty, or a member of the Careline Team 24-hours a day, 365 days a year.

A camera entry system is installed and can be operated via a standard TV set from your Apartment. This allows you to view a visitor before letting them in at the main entrance door simply by changing channels on your TV set.

An intruder alarm is fitted to the front door of every Apartment and, on the Ground Floor, sensors are fitted throughout the Apartments. Sophisticated fire and smoke detection systems are fitted in all Apartments and throughout the Communal Areas in the Development. Both the intruder and fire alarm systems are connected to the Careline System.

And finally, but most importantly, there is the Lodge Manager, who is responsible for the effective and smooth running of the Development. We hope you will come to see him or her as a neighbour you may call upon. You'll find them a great help from answering day to day queries to keeping an eye on your Apartment if you go away, providing you with peace of mind for a Safe and Secure retirement in your new Apartment.

A popular Development and offered For Sale with No Onward Chain!

- Leasehold 125 years from 1 December 2012
- Council Tax Band C



Approx Gross Floor Area = 544 Sq. Feet  
= 50.6 Sq. Metres

