



39 WOODCOURT, BROOKLANDS ROAD, M33 3PY
£190,000



DESCRIPTION

A BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS THAT FORMS PART OF THE EVER POPULAR 'WOODCOURT' DEVELOPMENT ON BROOKLANDS ROAD.

This considerably larger than average apartment is situated in the main building and benefits from a designated parking space in addition to visitors parking, ample storage courtesy of 3 large storage cupboards, intercom access and a high standard of presentation throughout.

Positioned in a highly convenient location being only a short drive away from the M60 Motorway Network and 1 mile from Brooklands Metrolink Station.

UPVC double glazing and Wifi enabled electric panel heating throughout.

In brief the accommodation comprises: Private entrance hallway incorporating three separate storage cupboards, spacious lounge/dining room, modern fitted kitchen, well proportioned master bedroom, second double bedroom and a stylish bathroom fitted with a white suite. Externally there is well maintained grounds and designated parking for both residents and visitors.

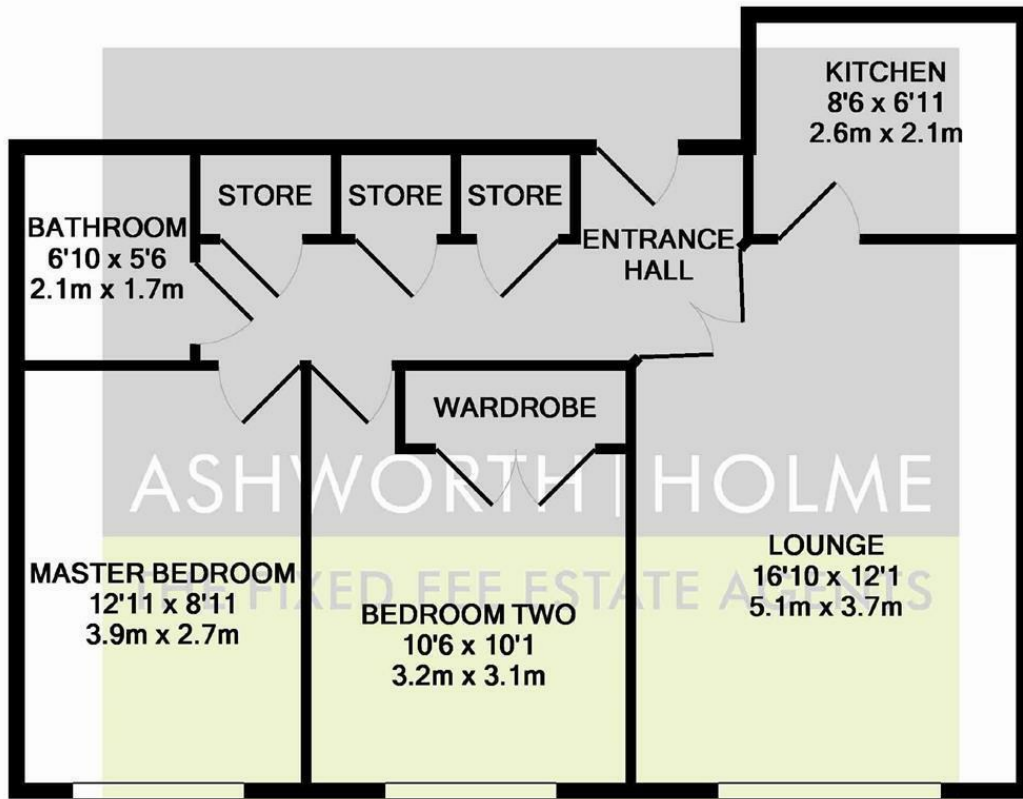
Leasehold 975 years remaining. Service charge £115 Per Month. Ground Rent £75 Per Year.

KEY FEATURES

- Two double bedroom second floor apartment
- Presented to the highest of standards
- Stunning open plan lounge/dining room
- Designated off road parking
- Three large storage cupboards
- Modern kitchen and bathroom
- Long leasehold 975 years remaining
- No onward chain







TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 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		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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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