



**CLOVERLEY 108 BROOKLANDS ROAD, M33 3QF**  
**£189,950**



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## DESCRIPTION

A SPACIOUS TWO-BEDROOM TOP-FLOOR APARTMENT WITH GARAGE IN THE HIGHLY SOUGHT-AFTER CLOVERLEY DEVELOPMENT.

A competitively priced and larger-than-average top-floor apartment, perfectly suited for first-time buyers, buy-to-let investors, or those looking to downsize to accommodation on one level. Located within the popular and well-maintained 'Cloverley' development on Brooklands Road, this fantastic property offers a blend of space, convenience, and excellent transport links.

The apartment features a spacious lounge/dining room, fitted kitchen, a generous master bedroom with built-in wardrobes, a second bedroom, and a modern family bathroom. Ample storage throughout including three storage cupboards off the entrance hallway, gas central heating, and double glazing further enhance the appeal of this bright and welcoming home. Externally, the development boasts beautifully maintained communal gardens, ample off-road parking for residents and visitors, and the added benefit of a private single garage with an up-and-over door, ideal for secure parking or extra storage.

Situated in a highly desirable location, the property is within easy reach of outstanding schools, including Brooklands Primary and Sale Grammar. Brooklands Metrolink station is just a short stroll away, providing seamless connections to Manchester city centre and beyond.

SERVICE CHARGE £105 PER MONTH. GROUND RENT £5 PER YEAR. LEASEHOLD 956 YEARS REMAINING.

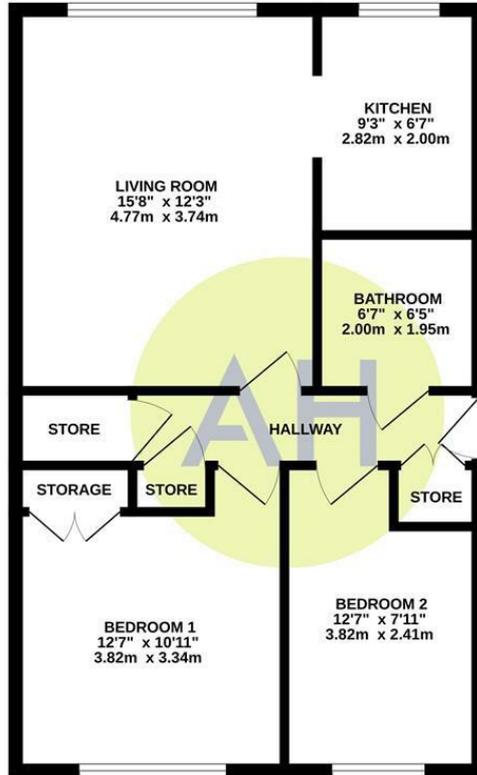
## KEY FEATURES

- Spacious Two-Bedroom Top-Floor Apartment
- Private Single Garage
- Excellent Transport Links
- Well-Maintained Communal Grounds
- Highly Sought-After Location
- Bright & Airy Lounge/Dining Room
- Outstanding Local Schools
- No Onward Chain - A hassle-free opportunity





GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix v2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	77

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



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