

Asking Price £220,000 Leasehold

1 Bedroom, Apartment - Retirement

45, Brindley Lodge Hope Road, Sale, Greater Manchester, M33 3FS

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Brindley Lodge

Brindley Lodge is a development of 50 one and two bedroom apartments in the bustling town of Sale, just 5 miles southwest of the City of Manchester. There is something for everyone in Sale with a relaxed and friendly atmosphere, great selection of shops and facilities and a wide range of food and drink outlets to choose from. Sale's town centre is flat and compact making all of the leisure facilities, shopping areas and food outlets close together and within easy reach of the Lodge.

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets, TV points and illuminated light switches to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development. Brindley Lodge also benefits from an electronically gated Owners carpark on a first come, first served basis.

Sale is well-served by public transport with regular bus and taxi services around and between towns; a Metrolink station is close by in the town centre which goes direct to Manchester and Manchester Airport is only 15 minutes away by car.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager. There is also a Wellbeing Suite.

Brindley Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Brindley Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Brindley Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM THIRD FLOOR APARTMENT

RECENTLY REDECORATED & BRAND NEW CARPETS THROUGHOUT

This lovely one bedroom apartment offers deceptively spacious accommodation and is presented in fantastic order throughout. Ideally situated close to the lift, the apartment provides convenient access within the development. Beautifully maintained and ready to move into, this wonderful home is offered with no onward chain.

The L-shaped Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. Two large windows fill the room with natural light, and a door leads to the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired. A window keeps this lovely bedroom bright and airy.

The Shower Room offers a curved shower enclosure with handrail, a WC and wash hand basin and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom third floor apartment
- Redecorated & brand new carpets throughout
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Well-being suite
- 24 Hour Careline system for safety and security
- Owners private electronically gated car park
- Great location close to the town centre & excellent transport links
- Super-efficient Air Source Heating
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £3,496.37 per annum.

Ground rent: £642.62 per annum. To be reviewed in December 2026

Council Tax Band C

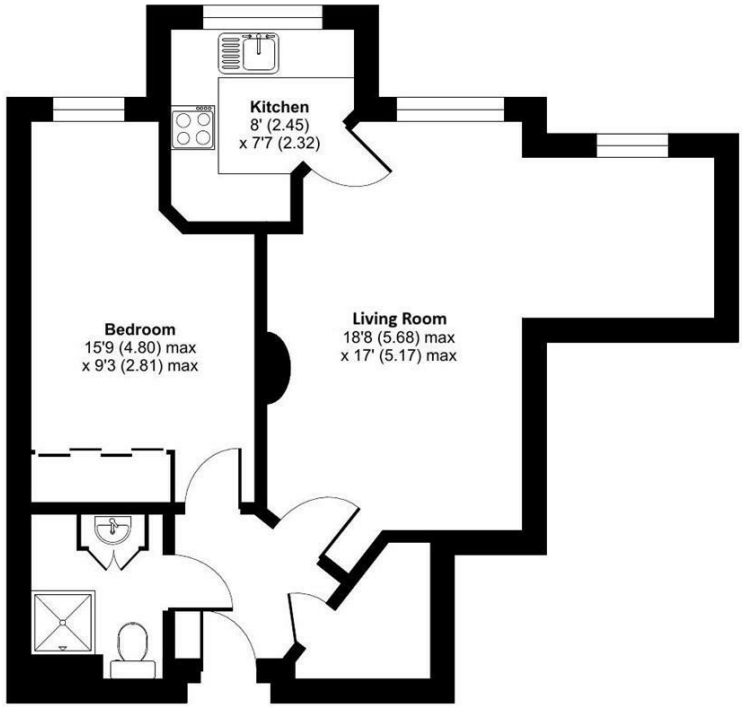
125 lease years commencing 2013

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, air source heat pump heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 529 sq ft / 49.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1528618

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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