







Brooklands Court, 58 Brooklands Road

Sale

M33 3QJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Flat 11, Brooklands Court
Brooklands Road
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M33 3QJ

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£210,000

A SPACIOUS SECOND FLOOR FLAT THAT OCCUPIES A MOST CONVENIENT LOCATION JUST A SHORT STROLL FROM BROOKLANDS METROLINK STATION Local shops and restaurants are close at hand. Accommodation of approx 743 sq ft including two bedrooms and two bathrooms. Good sized lounge plus dining kitchen. Electric underfloor heating system. Double glazed windows. Development built in the 1970's and set within well tended communal grounds. Dedicated parking space plus garage in adjacent block. No ongoing vendor chain. Now in need of updating so offering great potential to those buyers looking to put their own stamp on a property. Must be viewed to appreciate the potential. Virtual Tour Available.

Dining Kitchen
With a single drainer stainless steel sink unit with mixer tap and range of base and wall cupboard units and working services with a central island unit providing a dining facility. Space for appliances, double glazed window and cooker with extractor above. An inner hallway provides access to:

Lounge
With a double glazed window to the front, overlooking Brooklands Road, and a feature fireplace. An inner hallway provides access to:

Bedroom (1)
With a double glazed window to the front and a good range of fitted wardrobes and storage space. Access to:

En-Suite
With a walk-in shower compartment with a fitted 'Mira' shower, pedestal wash hand basin and low-level WC. Double glazed window, ladder radiator and tiled areas.

Bedroom (2)
With a double glazed window and a range of fitted wardrobes and storage space. Loft access point.

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. A 'Mira' shower is installed over the bath, there’s a double glazed window and tiled areas. Ladder radiator. Storage cupboard.

Outside
The development is set within well tended, communal grounds that incorporate a dedicated parking facility for residents in addition to a garage with an up and over door, in a block adjacent.

Additional Information
The tenure of the property is leasehold for the residue of 999 years from 25/12/1976, subject to an annual ground rent of £25.

A service charge is payable of £1826.45 per annum. (For the period 01/01/2026-31/12/2026)


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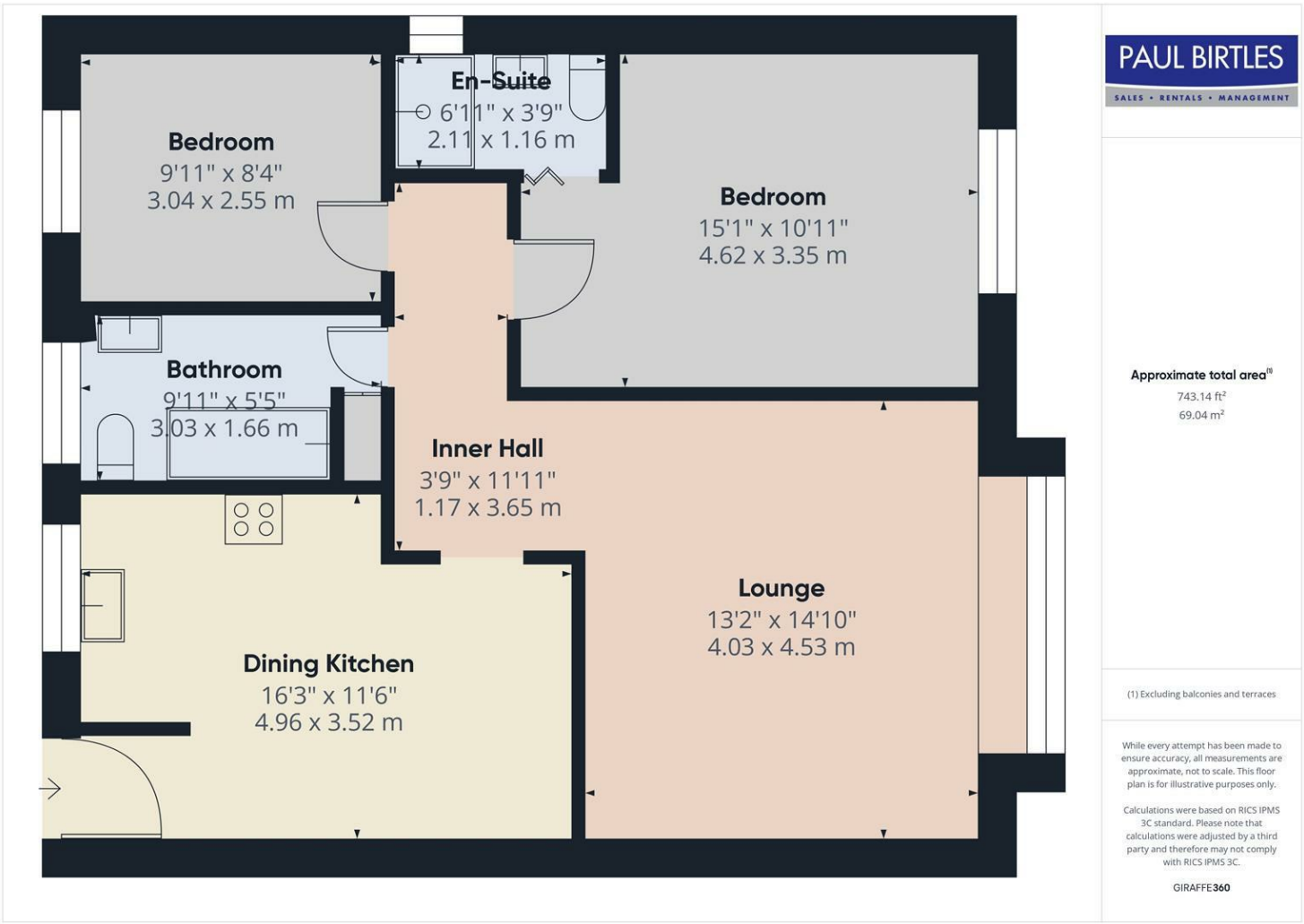

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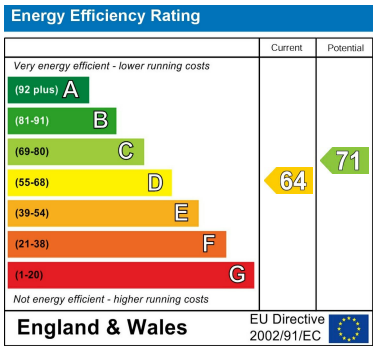

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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