



Flat 41, Wood Court, 205 Brooklands Road

Sale

Guide Price £230,000

**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY



## Flat 41

Wood Court, Sale

Beautifully presented ground floor 2-bed flat with spacious reception, modern kitchen, stylish bathroom, ample storage, allocated parking, and access to a communal garden. Contemporary and comfortable.

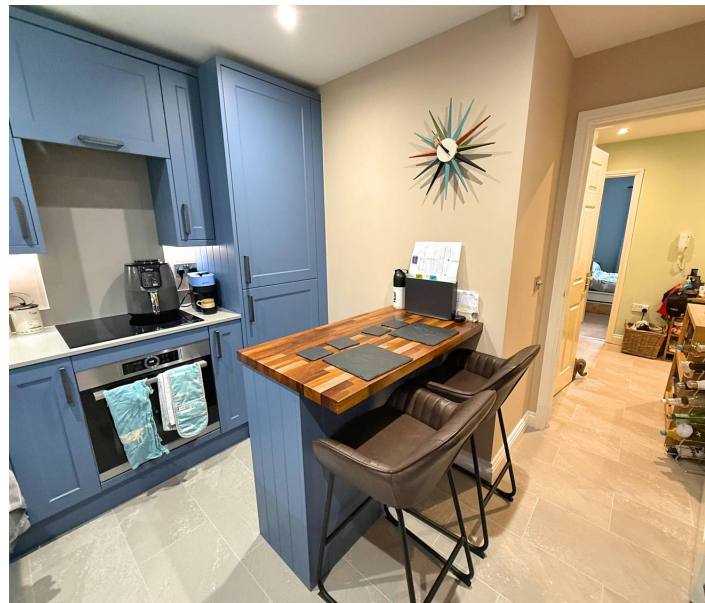
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern kitchen with breakfast bar and integrated appliances
- Ample storage space
- Contemporary bathroom with walk-in rainfall shower
- Allocated parking
- Communal garden area
- Gas central heating throughout





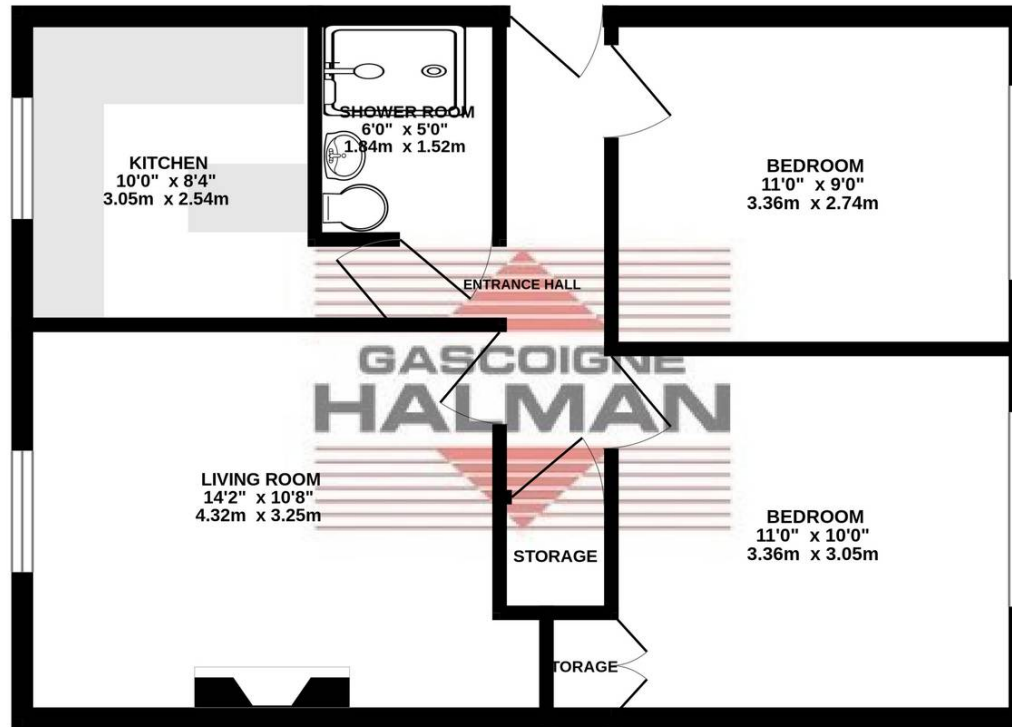
## Flat 41 Wood Court

This beautifully presented, ground floor, two-bedroom flat offers a thoughtfully designed layout that blends contemporary style with inviting comfort. The property features a spacious main reception room, where a window floods the space with natural light, highlighting the elegant fireplace and modern recessed lighting. Plush carpeting and decorative floral wallpaper provide a sophisticated backdrop. Both bedrooms are generously sized and benefit from ample built-in storage to ensure a tidy and organised living environment. Neutral tones, modern décor, and inviting natural light create tranquil spaces that are perfect for rest and relaxation. The modern kitchen is fitted with sleek blue cabinetry, quartz worktops, integrated appliances, and contemporary shelving. A stylish breakfast bar with a wooden countertop makes this room ideal for both meal preparation and casual dining. Contemporary flooring and thoughtful lighting enhance the kitchen's functional elegance, making it a delightful space for cooking and entertaining. The bathroom is equally impressive, featuring a luxurious walk-in shower with a rainfall showerhead, textured wall tiles, an illuminated mirror, and a built-in storage shelf for added convenience.

Additional features include gas central heating throughout plus allocated parking, ensuring effortless parking for residents. The property enjoys a well-maintained brick facade and access to a communal garden area, bordered by mature hedges and trees, offering a peaceful outdoor retreat. The garden space is ideal for relaxing or socialising, making it particularly appealing for those who value a connection to nature. Throughout the flat, modern fittings, ample storage, and thoughtful design choices contribute to a practical yet stylish lifestyle. This property is perfect for buyers seeking comfort, convenience, and contemporary living in a serene setting.



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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.  
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## Gascoigne Halman Sale

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