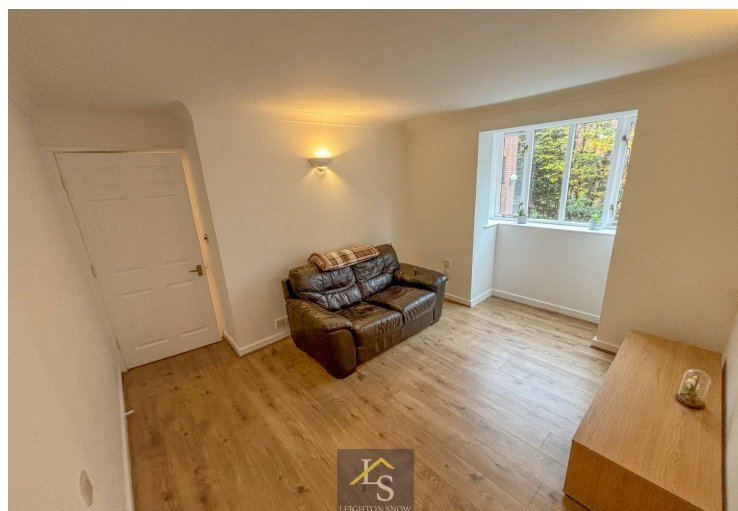




11 The Aspens Brookside Road, Gatley

£130,000 Leasehold

No Chain, Quick Sale Achievable • In the Heart of Gatley Village • One Double Bedroom • Allocated Parking Space • Located on the First Floor • Rear Garden Aspect • Communal Gardens • Public Transport Links



Priced competitively due to the seller wanting a speedy sale due to relocation. This 1 bedroom flat on the 1st floor of a block containing 15 flats is located in the heart of popular Gatley Village. Many local amenities, bars, shops, eatery's and medical practice all within walking distance. Good access links for commuting with motorways nearby, the property comes with an allocated parking space, and is also good for public transport with the train station close by. The location is very peaceful due to the block opposite being retirement flats.

Council Tax band: B

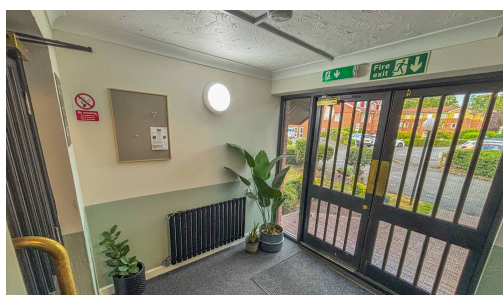
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



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Enter the front door into a long hallway; bathroom is the 1st room on the left with shower over the bath. 2nd room on the left is a double bedroom with built in double door wardrobe. The bottom of the hallway leads to the open plan living / kitchen area which benefits from a partitioned wall which nicely divides the two areas. Fitted kitchen with electric oven & cooker hob, benefits from a bay window in the living area and 2 windows in the kitchen area creating a well-lit room. All windows in this property have a lovely private green/leafy outlook. Overall this property has a lovely calm feel to it. Suitable for a first time buyer, investor or someone downsizing.

Entrance Hall – Wooden front door with letterbox, wooden flooring, intercom, airing cupboard which contains the water tank, consumer unit, ceiling light, smoke detector

Bathroom – Wooden door, tiled walls, wooden flooring, electric shower over bath, sink, wc, electric heated towel rail, extractor fan, wall light

Bedroom – Wooden door, window with rear aspect, wooden flooring, built in cupboard with rail & shelving, electric wall heater, wall light

Living Area – Wooden door, bay window with rear aspect, wooden flooring, wall lights

Kitchen Area – Window with rear aspect, window with side aspect, wooden flooring, electric oven, electric cooker hob & electric cooker hood, electric wall heater, ceiling spot light fitting

Tenure: 125 years from Aug 1992

Freeholder: Aspen Company Ltd Gatley

Management Agent: Oakland Residential Management

Ground Rent: £0.00

Service Charge: £1,200.00 Per Annum

Square Footage: Approx 398 sq ft

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

