



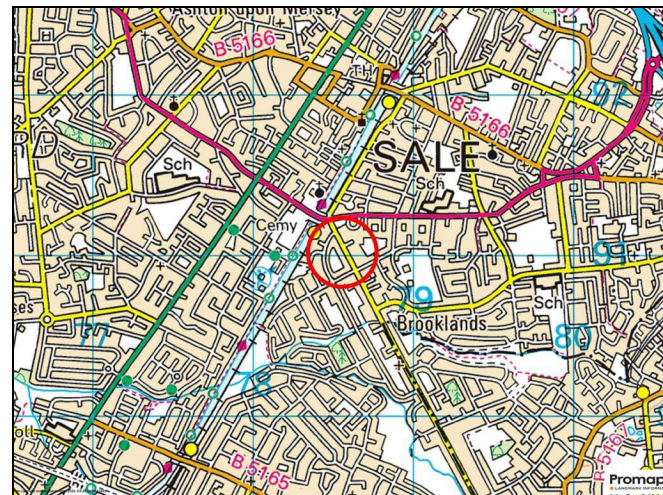
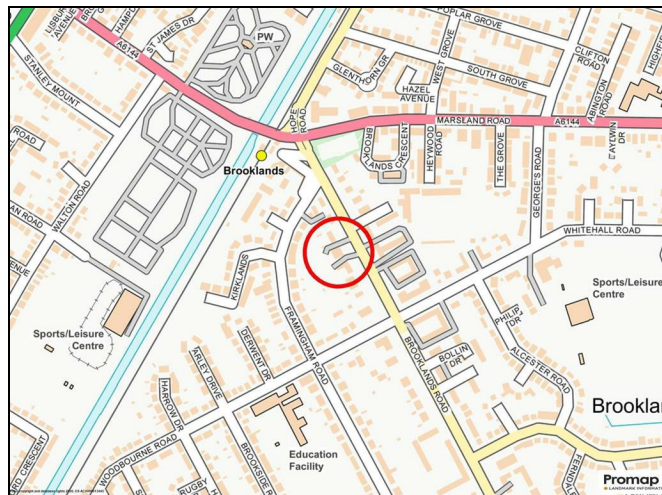
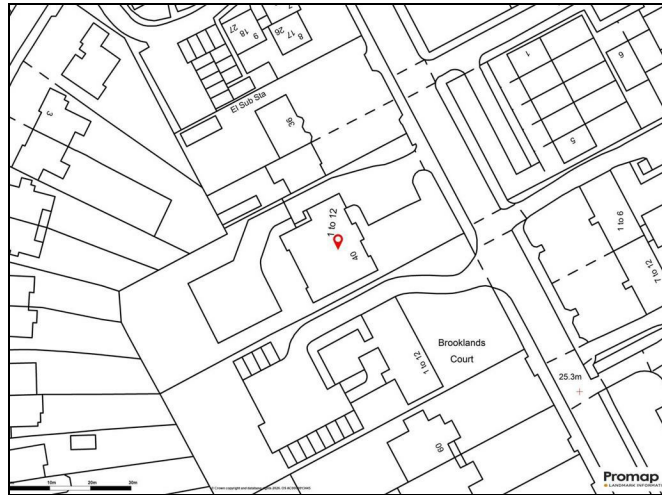
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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

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

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

40 Brooklands Road Sale, M33 3YG



A BEAUTIFULLY PRESENTED MODERN TWO BEDROOMED FIRST FLOOR APARTMENT, WITH LIFT, LOCATED WITHIN THIS POPULAR DEVELOPMENT CLOSE TO THE METROLINK AND SHOPS AT BROOKLANDS. STYLISH NEW KITCHEN. RECENTLY RE DECORATED AND NEW CARPETS. GATED CARPARK.

Hallway with storage. 22' Lounge. Re fitted Kitchen with appliances. Two good sized Bedrooms. Two Bath/Shower, one En Suite. Resident Parking. Energy Rating: B

CONTACT SALE 0161 973 6688

£300,000

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in detail



A superbly-proportioned, Two Bedroomed modern First Floor Apartment located within this popular Development built in 2004.

The location is ideal being within an easy reach of the Local Shops at the end of Framingham Road along with the Metrolink at Brooklands.

Internally the Apartment is beautifully presented, offers good-sized rooms throughout and has a stylish re fitted Kitchen, recently re-decorated and replacement floorcoverings.

This lovely development has a lift to all floors and a gated carpark for the residents.

An internal viewing will reveal:

Communal Entrance and Hallway with entry phone system. Lift to the first floor.

Private Entrance to Apartment 5.

Entrance Hall with doors providing access to the Lounge, Two Bedrooms, Bathroom and useful storage cupboard. Coved ceiling.

Lounge/Dining Room. An excellent sized reception room having a wide angled three section uPVC double glazed bay window to the front elevation. Opaque uPVC double glazed bay window to the side elevation. Open Plan to the Kitchen. Coved ceiling. Door opens to useful storage cupboard which also has space and plumbing for a washing machine.

Kitchen. Re fitted with a range of Contemporary base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in electric double oven with hob and extractor hood over. Integrated fridge, freezer and dishwasher. Wall mounted Ideal gas central heating boiler concealed within one of the units. Opaque uPVC double glazed bay window to the side elevation. Useful breakfast bar with feature lighting above.

Bedroom One. A superb large double bedroom having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower Room

En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. WC. Wash hand basin. Wall mounted polished chrome towel rail radiator. Tiled floor. Part tiled walls.

Bedroom Two. Another good size bedroom having a uPVC double glazed window to the front elevation.

Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of deep tiled panelled bath with wall mounted mixer tap. Wash hand basin. WC. Wall mounted polished chrome towel rail radiator. Part tiled walls.



Externally the Development stands within a well-kept Communal Gardens and there is Resident Parking situated at the back of the Development through electric gates. To the front there are allocated bays for Visitor Parking.

A spacious Apartment that must be viewed!

- Leasehold Property - 125 year lease from 1 January 2003 - ends - 1 January 2128 - 102 years remain
- Council Tax Band - D



Approx Gross Floor Area = 747 Sq. Feet
= 69.5 Sq. Metres

