



ASHWORTH HOLME
Sales · Lettings · Property Management



108 BROOKLANDS ROAD, M33 3QF
£155,000



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DESCRIPTION

A larger-than-average one-bedroom apartment in the popular Cloverley development on Brooklands Road, ideal for first-time buyers, investors, or downsizers. While competitively priced, the property requires renovation, offering an excellent opportunity to add value.

The apartment comprises a spacious lounge/dining room, fitted kitchen, generous double bedroom, bathroom, and ample storage, including three cupboards off the hallway. Benefits include gas central heating, well-kept communal gardens, and ample resident and visitor parking.

Located close to outstanding schools such as Brooklands Primary and Sale Grammar, and just a short walk to Brooklands Metrolink for direct access to Manchester city centre.

SERVICE CHARGE £105 PER MONTH. GROUND RENT £5 PER YEAR. LEASEHOLD 956 YEARS REMAINING.

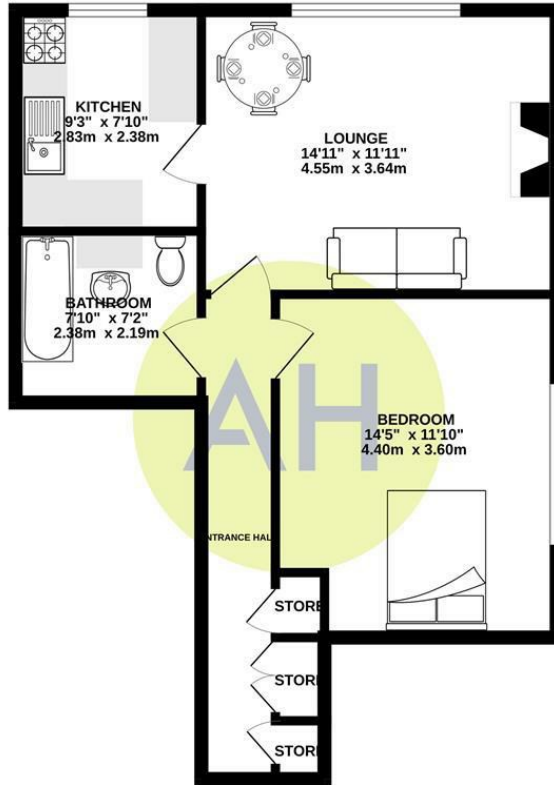
KEY FEATURES

- First Floor Flat
- In need of renovation
- Service Charge £105 pcm
- No chain
- One Bedroom
- Leasehold
- Ground Rent £5 per year





GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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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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		



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