



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**WOODCOURT 205 BROOKLANDS ROAD, M33 3PY**  
**£215,000**



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## DESCRIPTION

AN IMMACULATELY PRESENTED FIRST FLOOR APARTMENT, RECENTLY REFURBISHED THROUGHOUT TO AN EXCELLENT STANDARD, COMPLETE WITH BALCONY, DESIGNATED PARKING AND NO ONWARD CHAIN.

This superb two bedroom apartment offers stylish, turn-key accommodation ideal for first time buyers, downsizers or investors looking for a property that can be immediately enjoyed without the need for any further work. Beautifully updated throughout, the apartment is light, bright and finished to an impressive standard with a fresh contemporary feel in every room.

Positioned within the ever popular Woodcourt Development on Brooklands Road, the apartment enjoys a highly convenient location with Brooklands Metrolink Station approximately a 20 minute walk away. Sale Town Centre is also nearby, offering a superb selection of shops, cafés, bars and restaurants, including the ever-popular Stanley Square with its vibrant mix of independent businesses and social spots.

The accommodation reveals a welcoming entrance hallway with useful storage cupboard, a spacious lounge/dining room with doors opening onto a private balcony, creating a fantastic additional outdoor seating space. The newly fitted kitchen is modern and well planned, while the newly installed shower room has been finished with a sleek contemporary design. There are two bedrooms, including a generous principal bedroom and a second bedroom which offers flexibility as a guest room, home office or dining room if preferred. The property also enjoys designated off road parking together with ample visitor parking for guests. NO ONWARD CHAIN.

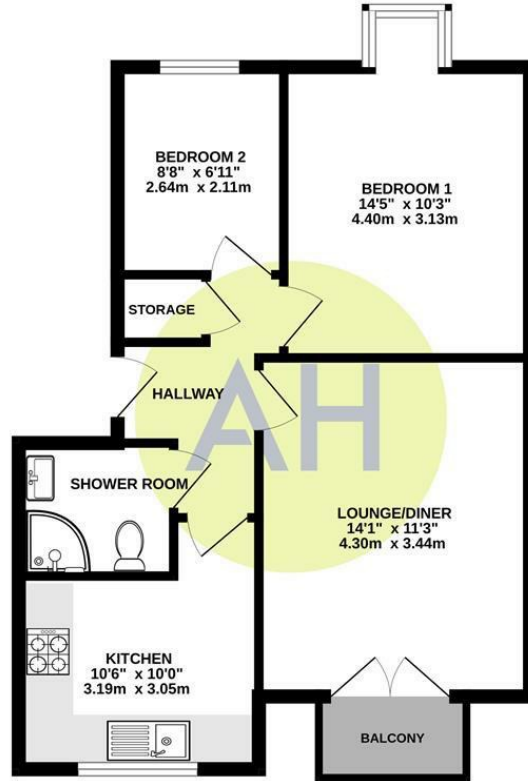
## KEY FEATURES

- Immaculately presented first floor apartment
- Two well-proportioned bedrooms
- Newly fitted modern kitchen
- Designated off road parking plus visitor parking
- Service Charge £124 Per Month
- Refurbished throughout to an excellent standard
- Spacious lounge/dining room with private balcony
- Stylish newly installed shower room
- No onward chain
- Ground Rent £50 Per Year





GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		78	85
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ASHWORTH HOLME

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