



205 Brooklands Road, Sale, M33 3PY

£240,000

www.jordanfishwick.co.uk





Jordan fishwick

- Chain Free
- Two Large Double Bedrooms
- Brooklands Road Location
- Allocated Parking Space + Visitor Spaces
- EPC Rating - C
- Deceptively spacious top floor apartment
- Two Bathrooms
- Walking Distance to Metrolink
- Council Tax Band - D
- Leasehold

Situated in the popular Woodcourt development on Brooklands Road, this delightful top-floor flat offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, including a well-appointed ensuite and separate bathroom, this property is ideal for both professionals and small families seeking a modern living space.

The flat boasts a spacious living area, providing ample room for relaxation and entertaining. Natural light floods the space, creating a warm and inviting atmosphere. The well-designed layout ensures that every corner of the flat is utilised effectively, making it feel both homely and practical.

Conveniently located within close proximity to excellent transport links, such as Brooklands Metrolink and easy motorway access, commuting is a breeze. Whether you are heading into Manchester City Centre or exploring the surrounding areas, you will find that getting around is both easy and efficient.

Externally, the property benefits from an allocated parking space and multiple visitor spaces.

Lease Term - 976 Years Remaining

Ground Rent - £50 PA

Service Charge - £1223.88 PA

EPC Rating - C

Trafford Council Tax Band - D







Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
(92-95)	A
Energy efficient	B
(81-91)	B
Decent	C
(69-80)	C
Needs improvement	D
(55-68)	D
Below average	E
(39-54)	E
Very poor	F
(21-38)	F
Extremely poor	G
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Energy Performance Graph

