



FLAT 75 108 BROOKLANDS ROAD, M33 3QE
£180,000



DESCRIPTION

A SPACIOUS TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH DESIGNATED PARKING, FORMING PART OF THE HIGHLY SOUGHT-AFTER CLOVERLEY DEVELOPMENT.

A well-proportioned and competitively priced top floor apartment, perfectly suited to first-time buyers, buy-to-let investors and those looking to downsize without compromising on space. Forming part of the ever-popular 'Cloverley' development on Brooklands Road, this attractive apartment enjoys generous room proportions, excellent storage and a highly convenient location.

The accommodation comprises: entrance hallway with three particularly useful storage cupboards, spacious lounge/dining room, fitted kitchen, two double bedrooms including a generous principal bedroom complete with fitted wardrobes, and a bathroom. Further benefits include gas central heating and double glazing throughout. Externally, the development is set within beautifully maintained communal grounds which are presented to an exceptional standard. Residents also benefit from ample visitor parking and a designated parking space.

The property occupies a highly desirable position within easy walking distance of Brooklands Metrolink Station, providing direct access to Manchester City Centre and beyond. The outstanding local schools for which the area is renowned, including Brooklands Primary School and Sale Grammar School, are also within easy reach. SERVICE CHARGE £105.50 PER MONTH (GROUND RENT INCLUDED). LEASEHOLD 955 REMAINING.

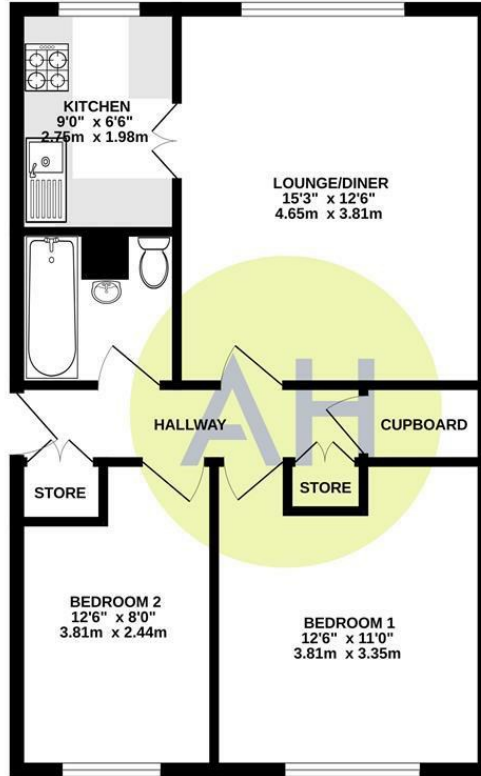
KEY FEATURES

- Spacious Top Floor Apartment
- Fitted Wardrobes to Bedroom One
- Spacious Lounge/Dining Room with views
- Gas Central Heating & Double Glazing
- Visitor Parking Available
- Two Well Proportioned Double Bedrooms
- Designated Parking Space
- Three Very Useful Storage Cupboards
- Immaculate Communal Grounds
- No Onward Chain





GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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		65	78
(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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