



Brookfield Gardens, Sharston, Manchester, M22

Guide Price: £155,000

Leasehold

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Offered to the market with NO ONWARD CHAIN, this two-bedroom second floor apartment is ideally positioned within the popular Brookfield Gardens development. Benefitting from secure allocated parking and generously proportioned accommodation, the property would make an excellent purchase for first-time buyers, professionals, downsizers or investors alike. The location is particularly convenient for access to Manchester Airport, Wythenshawe hospital and the surrounding motorway networks, making it ideal for commuters.

Upon entering the apartment, you are welcomed into a spacious entrance hallway providing access to all of the principal rooms and creating a practical central point to the accommodation.

The kitchen is fitted with a comprehensive range of base and eye-level units providing ample storage and worktop space, together with a selection of integral appliances. Well designed for everyday use, the kitchen offers a practical and functional space for cooking and entertaining.

One of the standout features of the apartment is the fantastic-sized living room, offering plenty of space for both lounge and dining furniture. Two windows to the front elevation allow an abundance of natural light to fill the room, creating a bright and welcoming living space.

The property boasts two well-proportioned double bedrooms, providing excellent flexibility for a couple, small family or those requiring a guest bedroom or dedicated home office. Completing the internal accommodation is a bathroom fitted with a modern three-piece suite comprising a bath with shower over, WC and wash hand basin.

* We have used a mixture of AI and original photos as the property is tenanted.

- Leasehold
- 999 years from 1 January 2003
- Service Charge £1800 pa
- Ground Rent £150pa
- Council Tax B



Total area: approx. 64.0 sq. metres (689.2 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.