



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 3 108 BROOKLANDS ROAD, M33 3QE
£195,000



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DESCRIPTION

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

A well-proportioned first floor apartment offering generous accommodation throughout, ideally suited to first-time buyers, buy-to-let investors and those looking to downsize. Occupying a popular position within the ever-desirable Cloverley development, the property enjoys a highly convenient location within walking distance of Sale Town Centre, Brooklands Metrolink Station and Ashton-on-Mersey Village.

In brief the accommodation comprises: entrance hallway with a particularly useful storage cupboard, spacious lounge/dining room, modern fitted kitchen, two generous double bedrooms including a principal bedroom complete with fitted wardrobes, and a modern bathroom. The property further benefits from gas central heating and double glazing throughout. Externally, the development is surrounded by beautifully maintained communal gardens and the property benefits from a designated parking space together with ample visitors' parking.

The location is ideal for commuters and families alike, with excellent transport links, local amenities and the outstanding schools for which Trafford is renowned all within easy reach.

SERVICE CHARGE: £105 PER MONTH (GROUND RENT INCLUDED). LEASEHOLD - 955 YEARS REMAINING.

KEY FEATURES

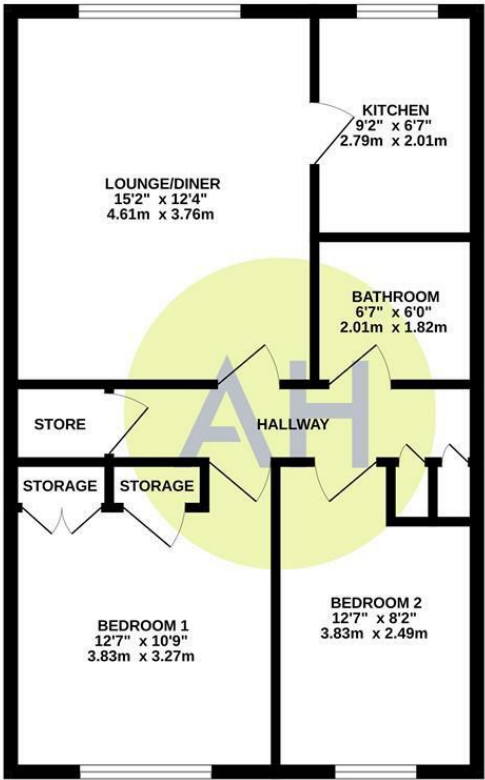
- First floor apartment
- Modern fitted kitchen
- Fitted wardrobes to principal bedroom
- Beautifully maintained communal gardens
- Service Charge £1260 Per Year
- Two spacious double bedrooms
- Spacious lounge/dining room
- Designated parking space
- Near to Brooklands Metrolink station



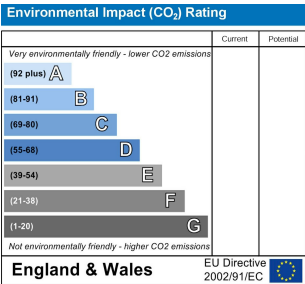
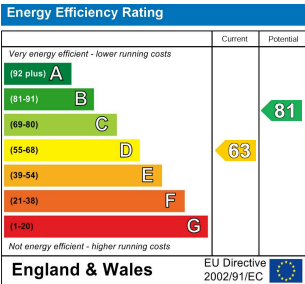




GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



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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ASHWORTH HOLME

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