



**Brooklands Road, Sale, Brooklands, M33**

**Guide Price: £110,000**

*To be advised*

## Brooklands Road, Sale, Brooklands, M33

Hattonfold on Brooklands Road offers a wonderful selection of retirement apartments, providing a peaceful and secure environment for comfortable, independent living. Set within a generous plot, the development is surrounded by beautiful communal gardens, creating a tranquil setting for residents to relax and enjoy the outdoors. Ample resident parking is available at both the front and rear of the property.

Security and convenience are at the heart of Hattonfold. Residents benefit from a secure fob-entry system leading into a welcoming reception area, complete with comfortable seating where neighbours can meet and socialise. A lift provides easy access to the first floor apartments, ensuring the development is accessible for all.

Upon entering the apartment, you are greeted by a spacious entrance hallway featuring mirrored bi-fold storage cupboards, offering the perfect place to keep coats, shoes and everyday essentials neatly tucked away.

The generous living room is bright and inviting, with a large window allowing plenty of natural light to flood the space. An attractive electric feature fireplace creates a warm and cosy focal point, making it the ideal room to relax or entertain visitors.

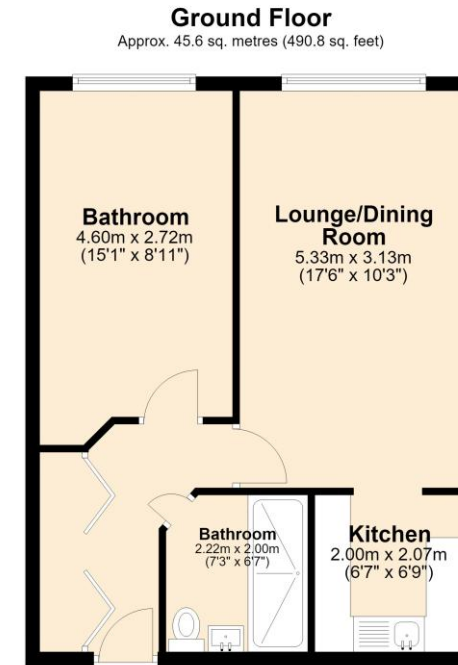
An attractive archway leads through to the modern fitted kitchen, which offers ample worktop space and quality integrated appliances, including a Bosch induction hob and oven. The thoughtful layout provides everything needed for convenient everyday cooking.

The spacious bedroom offers excellent floor space and benefits from fitted wardrobes, providing plenty of storage while maintaining a bright and airy feel thanks to the large window.

The contemporary bathroom is fitted with a walk-in shower enclosure, wash hand basin, WC and a heated towel radiator, offering both comfort and practicality.

For added convenience, Hattonfold also provides a separate communal laundry room, available for the exclusive use of all residents.

- 125 years from 1 January 1985
- Ground Rent £70pa
- Service Charge £284.44
- Sinking Fund £102.78
- Redecoration Contribution £22.22



Total area: approx. 45.6 sq. metres (490.8 sq. feet)





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

## The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### 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.