



## Springbank Court Manor Road, Woodley

Leasehold

Off-road parking • Modern kitchen renovated in 2020 • Open plan living area • French doors • Breakfast Bar • Large windows with abundant natural light • Built-in wardrobes • Two bathrooms with shower cubicle and bath • Period brick building



**JARDINE  
ESTATES**



Welcome to this modern and spacious, two bedroomed , two bathroom flat, set within a charming period brick building that beautifully combines classic architecture with contemporary living.

You are greeted by a spacious off-road parking area with multiple spaces, one allocated and further visitors spaces available including a covered garage area - an invaluable asset that ensures convenience for both residents and guests.

As you enter through the secure entrance, you have the option to take the stairs or a well maintained lift is available.

The flat's layout is designed with modern lifestyles in mind, featuring an inviting open plan kitchen and living area, abundant natural light, and thoughtful decor touches that create a warm, welcoming ambience throughout.

Step inside to discover a generous reception room bathed in sunlight, thanks to large windows and French doors to open on sunny days . This seamless connection to the outdoors is perfect for enjoying a morning coffee or entertaining friends, and the combination of wood flooring and carpeted areas subtly defines zones for relaxation and dining. The neutral tones throughout are the perfect backdrop for you to add your own flair and make this your own home.

The modern kitchen is a true centrepiece, boasting sleek cabinetry and stylish wooden countertops. The addition of a breakfast bar offers extra workspace and a casual spot for meals - ideal for informal gatherings.

The two spacious bedrooms are thoughtfully designed for comfort and practicality, the Principal bedroom features built-in wardrobes with mirrored doors that not only provide ample storage but also enhance the sense of space and light. The second bedroom has space for a double bed and a wardrobe. Large windows in both bedrooms create a bright and uplifting environment. Additional built-in storage throughout the flat keeps everything organised and clutter-free.

The property features two bathrooms, the family bathroom offers a practical shower-over-bath arrangement, stylish decorative tiles, and a soothing neutral colour palette. The second bathroom is an ensuite and has a glass shower cubicle and integrated under-sink storage, making morning routines both efficient and enjoyable.

Beyond the flat itself, the building's period brickwork and classic design lend character and timeless appeal. A secure entry system provides peace of mind, allowing you to relax and enjoy your home in confidence.

Council Tax band: C

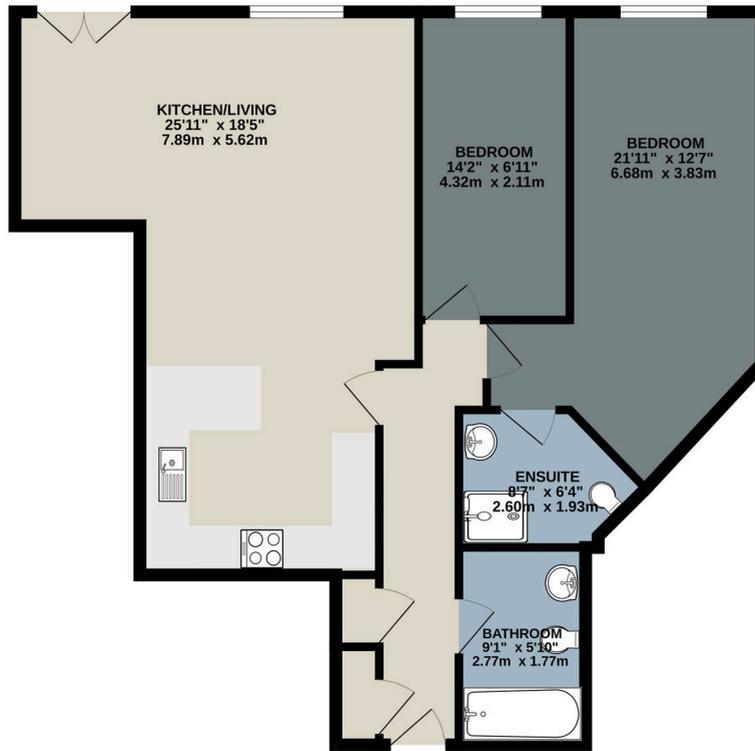
Tenure: Leasehold

Maintenance Charge : £217 PM Covers maintenance water and building insurance, heat & light, cleaning & security of common parts

EPC Energy Efficiency Rating: D



GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 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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