



Linden Lea, Brooklands Road, Sale, M33

Offers Over: £170,000

Leasehold

Brooklands Road, Sale, M33

Situated within the sought-after Linden Lea development on Brooklands Road, this well-presented one double bedroom first floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Ideally positioned within easy reach of Brooklands Metrolink, Sale town centre, and a wide range of local amenities, the property combines convenience with comfortable living.

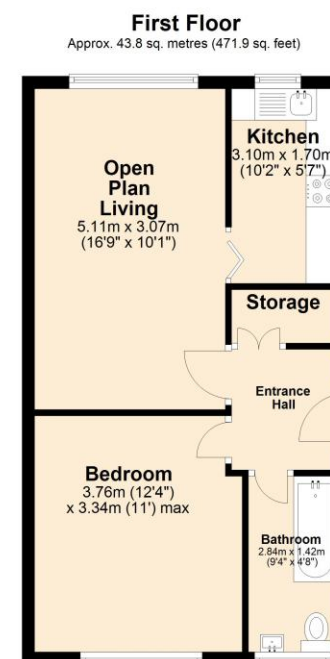
Accessed via a well-maintained communal entrance, the apartment benefits from two generous storage cupboards located on the landing, providing practical additional space. Upon entering the property, a welcoming hallway leads through to all rooms and features a further large storage cupboard, ideal for coats, household items, or general storage needs.

The living and dining room is a bright and inviting space, enhanced by a window overlooking the attractive communal grounds. The adjoining kitchen is fitted with a range of base and eye-level units and offers space for essential appliances.

The property boasts a spacious double bedroom complete with fitted wardrobes, offering ample storage while maintaining a clean and uncluttered feel. The bathroom is fitted with a three-piece suite, comprising a bath with shower over, wash basin, and WC, all presented in good condition.

Externally, the development is surrounded by well-kept communal grounds. There is also the added benefit of both resident and visitor parking, ensuring convenience for homeowners and guests alike.

- **EPC Grade C**
- **Council Tax Band B**
 - **Leasehold**
- **132 years from 1 January 1982**
 - **Ground Rent £35pa**
- **Service charge: Currently £1,200pa**
- the management company has just changed ownership and they will be reducing this as much as possible



Total area: approx. 43.8 sq. metres (471.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 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.