



Wood Court, Brooklands Road, Sale  
Offers Over £200,000



**HIBBERT  
HOMES**

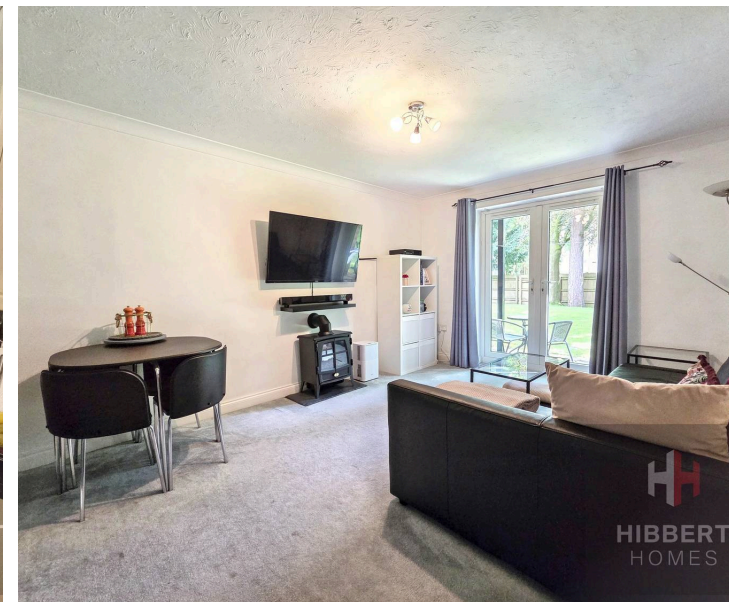
**SALES & LETTINGS**

# Wood Court

Brooklands Road, Sale

This beautifully presented two-bedroom ground floor apartment offers a wonderful opportunity for buyers seeking a stylish, low-maintenance home in a peaceful, modern development. Offered with no onward chain, the property features a spacious living dining room with large patio doors that open to the communal gardens. The separate kitchen is fitted with contemporary units and integrated appliances, providing a practical and attractive space for cooking and meal preparation. Both bedrooms are well-proportioned, with the main bedroom benefitting from fitted wardrobes (offering ample storage), while the second bedroom is perfect for guests, a home office, or additional living space. A sleek, modern shower room serves the property, finished with high-quality fixtures and tiling for a fresh and functional feel.

Throughout the apartment, neutral décor and thoughtful design enhance the sense of space and comfort, making it easy to personalise and settle in. The property also boasts allocated off-road parking (providing convenience and peace of mind for residents and visitors). Situated in a quiet residential enclave, the apartment is just a short walk from local amenities, including shops, cafes, and essential services, ensuring every-day needs are easily met. Excellent transport links are close by, with bus routes and mainline train stations easily accessible (ideal for commuters).





The development is tidy, quiet and professional, making it perfect for downsizers, and first-time buyers alike. This is a great opportunity to secure a move-in ready home in a sought-after location, combining practical features with a contemporary finish. Whether you are seeking a convenient base close to amenities or a peaceful retreat with excellent connectivity, this apartment is sure to impress with its generous layout, natural light, and thoughtful touches throughout. Arrange your viewing today to appreciate all that this delightful ground floor flat has to offer.

- NO ONWARDS CHAIN
- Ground floor garden apartment
- Quiet, modern development
- Living dining room with patio doors
- Separate kitchen
- Modern shower room
- Allocated off-road parking
- Short walk to local amenities



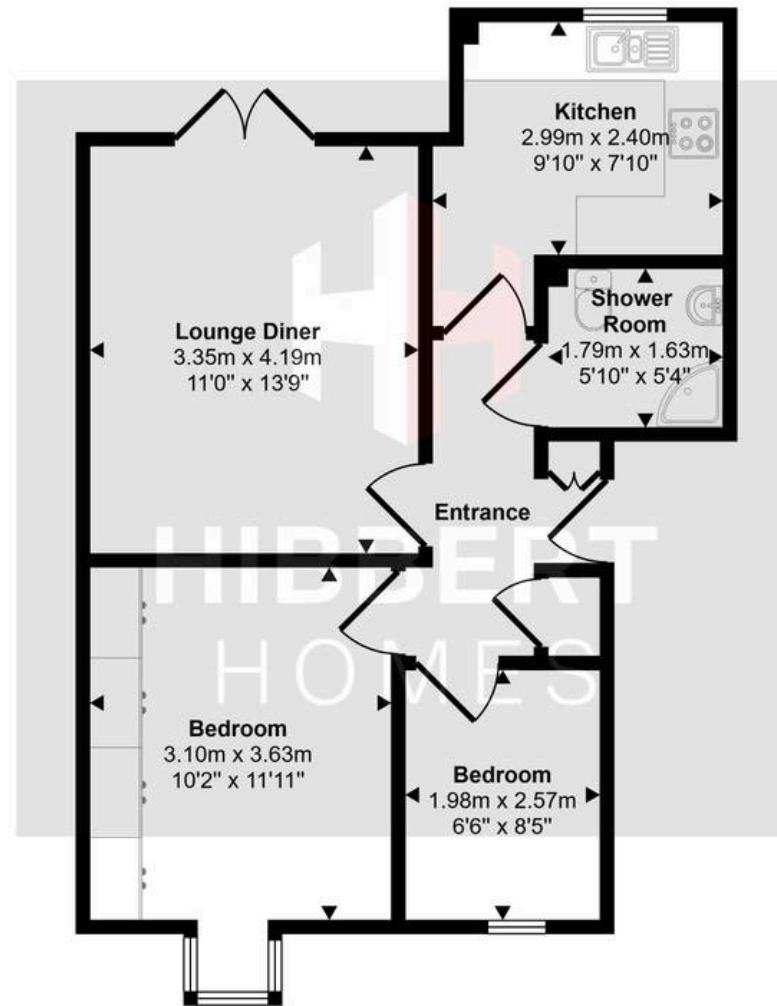
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Approx Gross Internal Area  
49 sq m / 531 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

