



Brooklands Road, Sale, Trafford, M33

Asking Price: £195,000

Leasehold

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Situated on the ever-popular Cloverley development on Brooklands Road, this well-presented first floor two bedroom apartment offers spacious accommodation in a highly convenient location. Ideally positioned close to the Metrolink, Sale town centre and excellent motorway networks, the property is perfectly suited to first time buyers, professionals and investors alike.

The apartment has been modernised throughout and is ready for immediate occupation. The accommodation briefly comprises an entrance hallway leading to a bright and spacious lounge/dining room, providing an ideal space for both relaxing and entertaining. The lounge gives access to a modern fitted kitchen with a range of contemporary wall and base units.

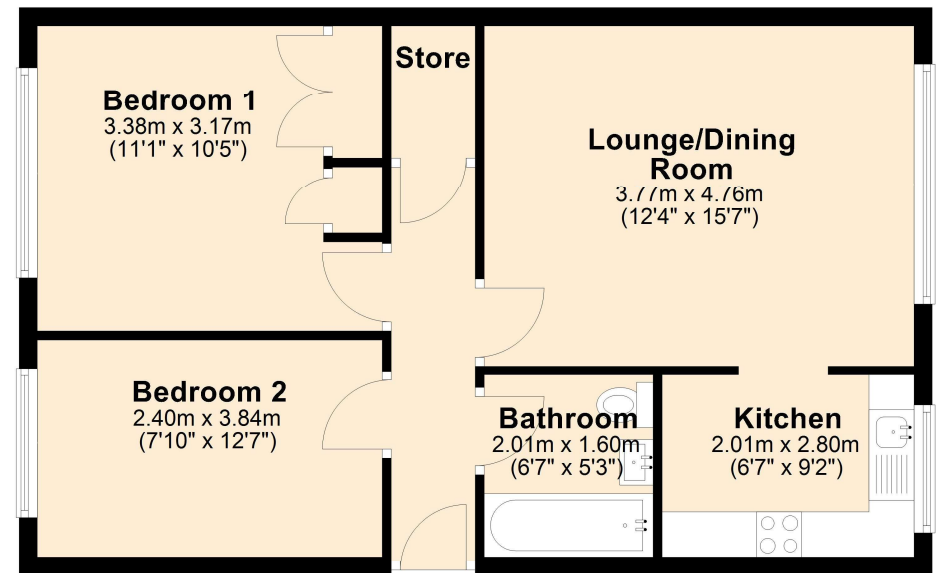
There are two generously sized double bedrooms, both offering ample space for bedroom furniture, alongside a stylish modern bathroom fitted with a three-piece suite.

Externally, the property is set within well maintained communal grounds and further benefits from a garage, providing useful storage or secure parking.

- **EPC C**
- **Leasehold**
- **999 years from 1 January 1982**
- **Ground Rent £5pa**
- **Council Tax B**
- **Service Charge £106 pcm**

Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.3 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

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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.