



MAPLE LODGE

MONO  
RECYCLING





# Flat 8 Maple Lodge, Maple Road, Brooklands, M23 9HJ

Well presented, spacious two double bedroom, first floor flat positioned just off the ever-popular tree lined Brooklands Road. Well positioned for both Sale and Timperley amenities and nearby Metrolink. The accommodation comprises; Communal Entrance Hall, Private Entrance Hall, Lounge/Dining Room, Fitted Kitchen, spacious master bedroom, bedroom two and a bathroom with three piece suite. Allocated parking and garage. 125 Year Lease from 2019. Council Tax Band B. EPC Rating C.

## £185,000

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Leasehold

125 Year Lease from 2019  
Ground Rent: £150 PA  
Service Charge: £1,278.40

#### Hallway

3'3" x 15'7"  
With carpeted flooring, radiator, dado rail and ceiling light point. With hatch and ladder to access the loft space which is partially boarded for storage.

#### Kitchen

8'2" x 8'10"  
Modern fitted kitchen with a range of wall and base level units. With integrated appliances including: fridge freezer, dishwasher, washing machine/tumble dryer, electric oven and gas hob with extractor. Tiled flooring, ceiling lighting, UPVC window to the rear aspect.

#### Lounge

15'1" x 13'1"  
Great size reception room with UPVC window to the front aspect, laminate flooring, radiator and ceiling light point.

#### Dining Area

9'6" x 6'10"  
Opening from the lounge area benefitting from access to a balcony. With a continuation of the laminate flooring, radiator, ceiling light point and large store cupboard.

#### Master Bedroom

15'8" x 12'1"  
Larger than average double bedroom, with carpeted flooring, UPVC window to the front aspect, radiator and ceiling light point.

#### Bedroom Two

12'5" x 8'6"  
Another double bedroom with carpeted flooring, radiator and UPVC window to the rear aspect.

#### Bathroom

8'10" x 6'6"  
Three piece fitted bathroom suite comprising: low level WC, pedestal wash basin, bath with shower above. Tiled walls and flooring, chrome towel radiator, UPVC window to the rear aspect and store cupboard.

**Balcony**

Accessed via UPVC door from the dining area.

**Garage**

With up and over door. Parking space in front of the garage.



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
|  | 76                      | 79        |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
|  |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |





GROUND FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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