



Flat 70 Cloverley, 108, Brooklands Road, Sale, M33 3QF

Modern two bedroom second floor apartment located on the ever popular Brooklands Road, close to Brooklands Metrolink Station, and within easy walking distance of the Town Centre. The apartment consists of large entrance hall with useful storage cupboards, lounge/dining room with fantastic views over the communal gardens, modern fitted kitchen complete with integrated appliances, light and airy bedroom one with fitted wardrobes, sizeable second bedroom and a newly fitted shower-room. Furthermore the property boasts well maintained communal gardens, allocated parking, a garage (16) and further visitor parking. Gas central heated, combi boiler fitted June 2020. Epc Rating D

£200,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lease Details

Service Charge £95 PCM to Oakland Residential
Leasehold 999 years from 1982

Communal Entrance

Accessed via a security door. Communal store room and staircase to each floor.

Entrance Hall

Welcoming Entrance Hall accessed via a solid wood door. Laminate wood flooring, ceiling light point and two useful storage cupboard, providing scope for a home office. Access to;

Lounge/Dining Room

Large UPVC double glazed window enjoying views over the communal gardens. Laminate wood flooring, ceiling light point, television aerial point and radiator.

Kitchen

Fitted with a good range of wall and base units with complementary roll top

work surfaces incorporating a stainless steel sink with mixer tap and drainer. Ceramic tiled flooring and splash-backs. Integrated appliances include; Indesit washing machine/tumble dryer, Bosch dishwasher and Bosch double oven with gas hob and extractor hood above. UPVC double glazed window allowing lots of natural light. Space for fridge/freezer. Ceiling light point.

Bedroom One

Of generous proportions benefiting from built in storage cupboards and UPVC double glazed window with views to the rear. Laminate wood flooring, ceiling light point and radiator.

Bedroom Two

Another double bedroom with built in storage cupboards and UPVC double glazed window to the rear. Laminate wood flooring, ceiling light point and radiator.


Shower-Room


Three piece suite comprising; low level W.C, pedestal wash hand basin and cubicle shower. Ceramic tiled walls and vinyl flooring. Ceiling light point and towel radiator.

Outside

There are well maintained communal gardens with a variety of mature trees and flowering shrubs. Allocated parking, visitor parking and the added benefit of a garage No.16.

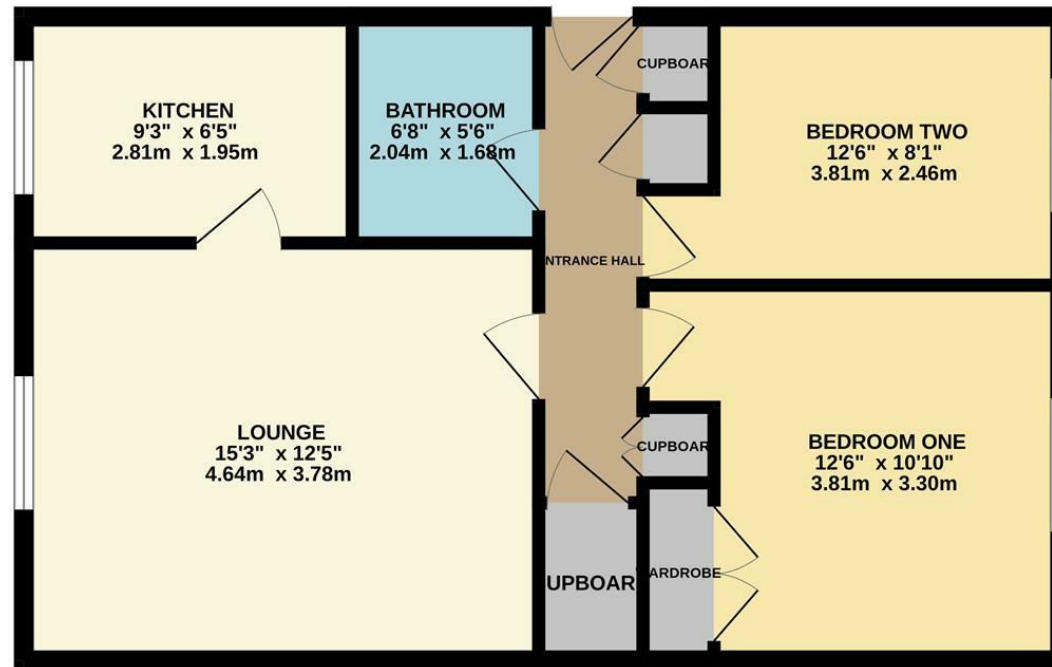


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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