



# Apt 14 Wood Court, 205 Brooklands Road, Sale, M33 3PY

\*NO CHAIN\* First Floor, two bedroom apartment positioned in a popular modern apartment block on Brooklands Road within easy reach of the Metrolink. The property comprises: communal entrance door with intercom, stairs to first floor, private entrance door, hallway, lounge with balcony overlooking Maple Road, two bedrooms and family bathroom. Externally there are green areas and parking for residents. All electric, new water cylinder. EPC Rating C. Council Tax Band C. Leasehold.

## £190,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Lease Details

999 Year Lease from 2003  
Service Charge: £1,223.88 PA  
Ground Rent: TBC

#### Lounge

11'1" x 14'1"  
Spacious reception room with laminate flooring, ceiling light point, electric radiator and UPVC double doors to the balcony.

#### Kitchen

7'10" x 9'10"  
Fitted with wall and base level units with integrated oven and hob, space for white goods and breakfast table. Tiled splashback and flooring, ceiling light point, UPVC window.

#### Master Bedroom

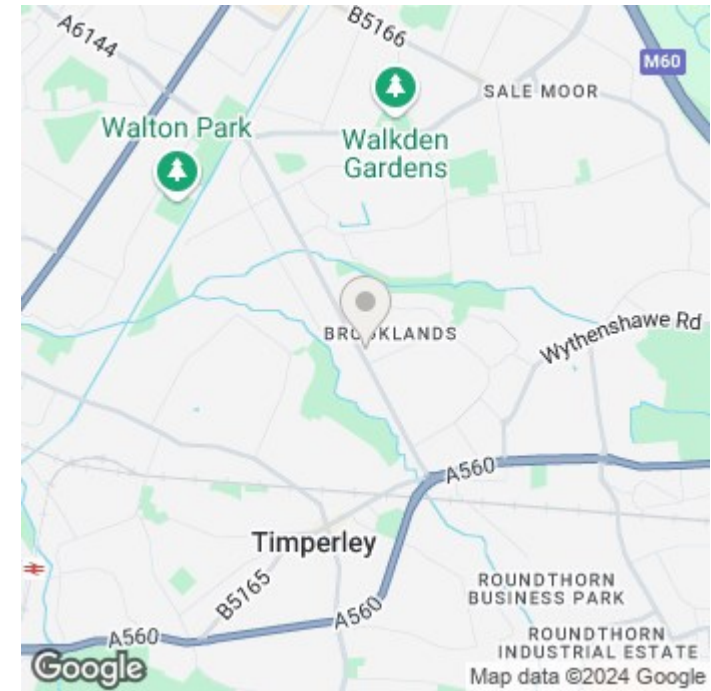
10'5" x 12'1"  
Double bedroom with carpeted flooring, UPVC window, ceiling light point and electric radiator.

#### Bedroom Two

8'6" x 6'10"  
With carpeted flooring, UPVC window, ceiling light point and electric radiator.

#### Bathroom

5'6" x 6'2"  
Fitted with a white three piece suite comprising: bath with electric shower above, pedestal wash basin and low level WC. Tiled walls and flooring, ceiling light point and extractor fan.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

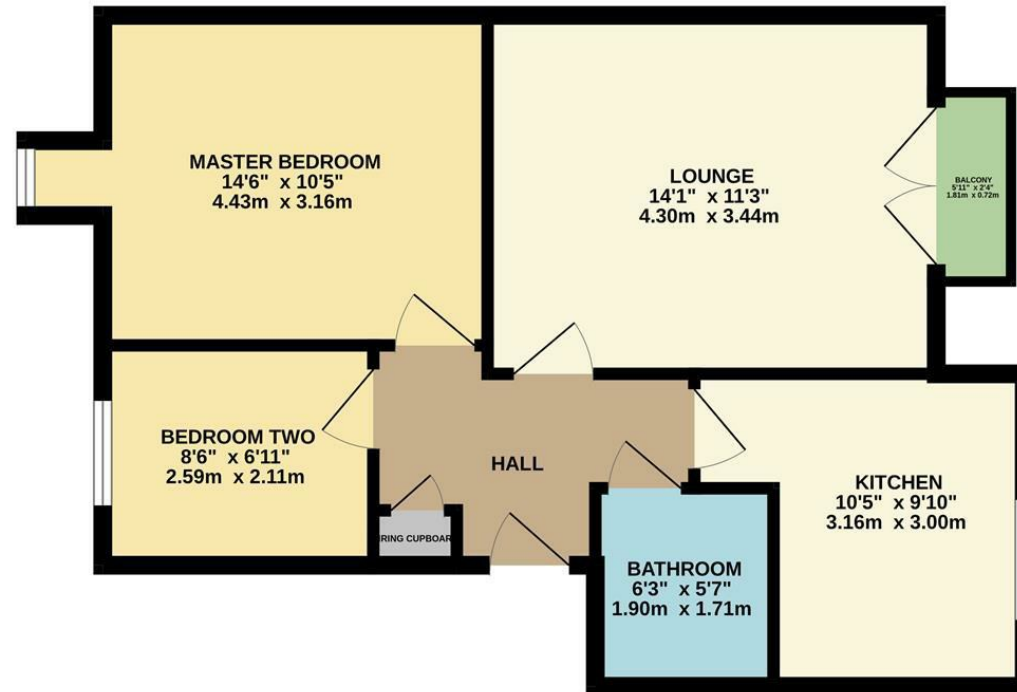
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England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







GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA - 527 sq.ft. (49.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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