



Flat 18, Cloverley, 108 Brooklands Road

£200,000

Sale

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Flat 18

Cloverley, Sale

This top floor (second floor) two bedroom apartment is positioned in a desirable development close to Brooklands Primary School and Brooklands Metrolink. The apartment is ideal for first time buyers and investor but equally it will be convenient for anyone looking for a desirable School catchment area. Residents parking and a single garage are on offer, coupled with well maintained communal gardens providing an excellent setting. NO CHAIN Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Walking Distance to Brooklands Metrolink
- Residents Parking & Single Garage Included
- Ideal for First Time Buyers & Investors
- Two Bedroom Top floor Apartment
- Walking Distance to Brooklands Primary School
- Well Maintained Communal Gardens

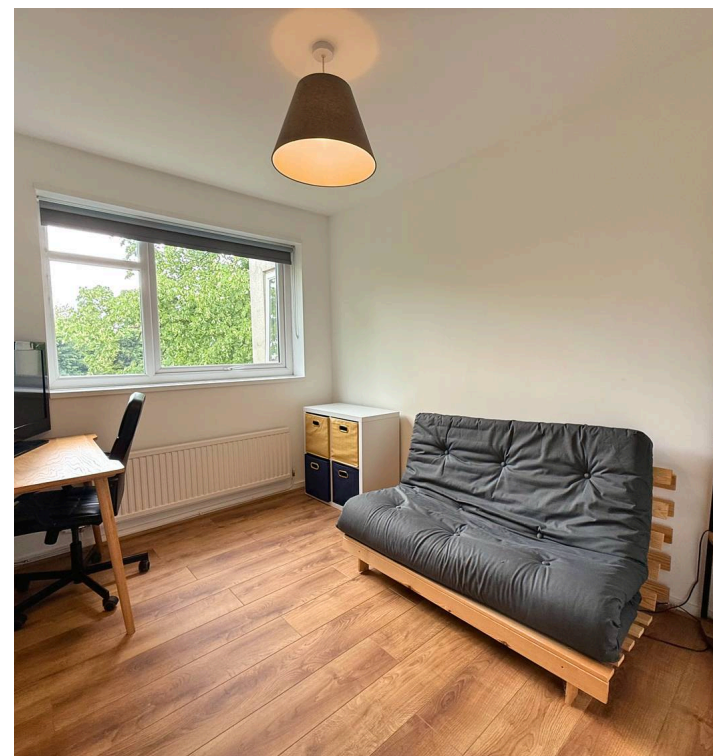


Flat 18

Cloverley, Sale

Positioned on the top floor of a well-maintained development, this two-bedroom apartment offers an exceptional opportunity for first-time buyers and investors seeking comfort, convenience, and a sense of community. The property welcomes you into a spacious entrance hall that sets the tone for the rest of the home, with attractive wood-effect flooring and ample storage solutions. The generous living and dining area is bathed in natural light through large windows, creating an inviting atmosphere ideal for both relaxation and entertaining. The thoughtfully designed kitchen features modern cabinetry, integrated appliances, and plentiful workspace, making meal preparation a pleasure.

Both bedrooms are well-proportioned, with the principal bedroom benefitting from fitted wardrobes and a tranquil aspect, while the second bedroom is perfect as a guest room, nursery, or home office, offering flexibility to suit your lifestyle. The contemporary bathroom is finished to a high standard, with sleek tiling, a full-sized bath with shower over, and quality fixtures that add a touch of luxury to daily routines. Throughout the apartment, neutral décor enhances the sense of space and light, providing a blank canvas ready for personal touches. Practicality is further enhanced by double glazing and efficient electric heating, ensuring year-round comfort.



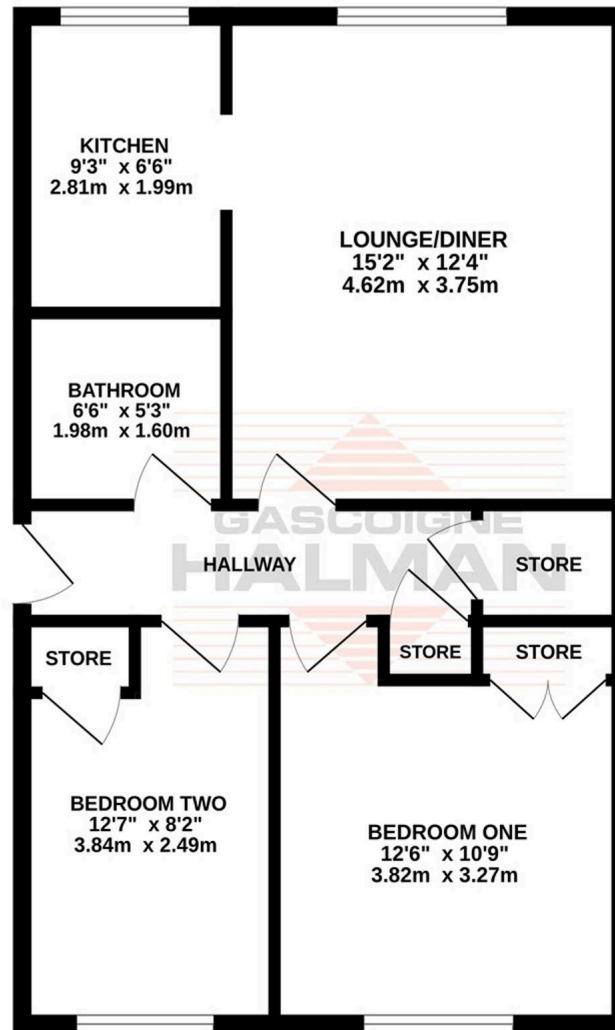
Residents enjoy the convenience of allocated parking and a private single garage (ideal for secure storage or additional parking), while the well-kept communal areas reflect the pride of ownership within this sought-after development. With Brooklands Metrolink station just a short stroll away, commuting to Manchester and beyond is effortless, and the close proximity to Brooklands Primary School makes this an excellent choice for young families. The surrounding area boasts a vibrant local community, with a range of shops, cafes, and amenities within easy reach.

This apartment combines stylish, low-maintenance living with superb transport links and educational facilities on the doorstep, presenting a rare opportunity to secure a desirable home in a prime location. Early viewing is highly recommended to appreciate the space, quality, and lifestyle this property has to offer.

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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