Willow Tree Court
17 Brooklands Road
Sale
M33 3SE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

19 Willow Tree Court
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Trafford
M33 3SE

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£250,000

AN IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED IN A MOST CONVENIENT LOCATION Offering spacious accommodation of approx 700 sq ft suitable for a variety of purchasers. Upgraded by the current owners to incorporate recently refurbished (2023) kitchen and bathroom areas with high quality fixtures and fittings. Electric underfloor heating. Spacious lounge/dining room. The development is well set back from Brooklands Road with the flat occupying a position towards the rear of the development. Garage in an adjacent block suitable for a vechicle of an appropriate size. Communal gardens and residents parking areas. The apartment is situated within a short stroll of Brooklands Metrolink Station, Sale Rugby Football Club and the amenities available within Sale Town Centre. Well regarded local school options close by including Brooklands Primary and Sale Grammar School. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Hall
With Karndean LVT flooring. Door entry phone.

Lounge/Dining Room
With a double glazed bay window. A well proportioned living/dining room.

Kitchen
A recently installed kitchen with an excellent range of base and wall cupboard units and Quartz working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Bosch electric hob and oven with extractor canopy above. Integrated appliances comprise dishwasher and fridge/freezer. Pull out larder unit and recently installed water cylinder. Spotlighting. Double glazed window.

Bedroom (1)
With a double glazed window to the rear. Built in storage off. LVT Karndean flooring to match the hallway.

Bedroom (2)
Currently utilised by the current owners as a study/office but can be easily utilised as a bedroom if required. Range of fitted wardrobes and desk. Spotlighting. Further good sized storage cupboard off. Karndean flooring. Triple glazed window.

Shower Room/WC
A well appointed shower room/WC with walk-in shower enclosure, low level WC and Vanity wash hand basin with excellent storage. Double glazed window. Contemporary tiled walls and flooring. Chrome ladder radiator. Spotlighting. Within a cupboard unit is plumbing for a washer.

Outside
The apartments are well set back from Brooklands Road and the apartment is situated towards the rear of the development offering a peaceful and quiet setting.

There is a garage (suitable for a vehcile of an appropriate size) in an adjacent block with an up and over door. Communal garden areas, bin store etc.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 29/09/1972, subject to an annual ground rent of £25.

A service charge is payable of £684 every 6 months. (£114 per month)

Council Tax Bank: C
EPC Rating: D

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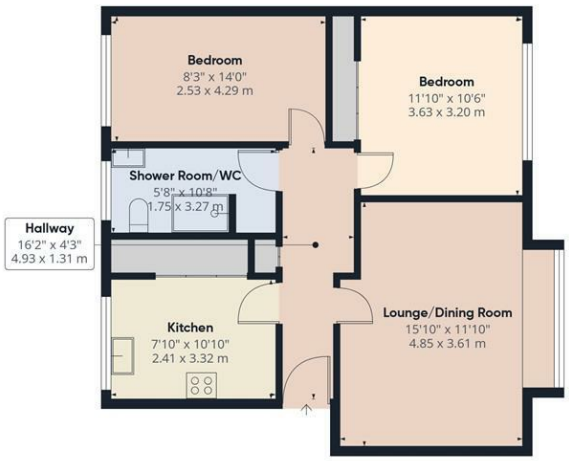

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)
832 ft²
77.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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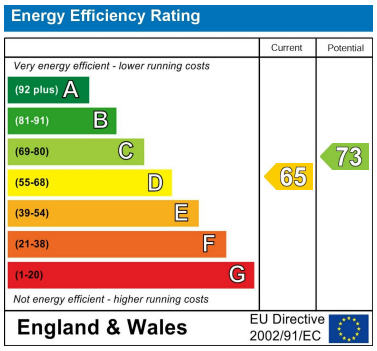

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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