



**Flat 8 Maple Lodge, Brooklands, M23 9HJ**

£185,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Two Double Bedroom Apartment
- Spacious Living Area
- Garage and Parking
- Ground Rent £150 PA
- EPC Rating C
- First Floor
- Balcony
- 125 Year Lease from 2019
- Service Charge £1,278.40 PA
- Council Tax Band B

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



Leasehold

Hallway	3'3" x 15'7" (1 x 4.75)
Kitchen	8'2" x 8'10" (2.5 x 2.7)
Lounge	15'1" x 13'1" (4.6 x 4)
Dining Area	9'6" x 6'10" (2.9 x 2.1)
Master Bedroom	15'8" x 12'1" (4.8 x 3.7)
Bedroom Two	12'5" x 8'6" (3.8 x 2.6)
Bathroom	8'10" x 6'6" (2.7 x 2)
Balcony	
Garage	



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*Jordan fishwick*

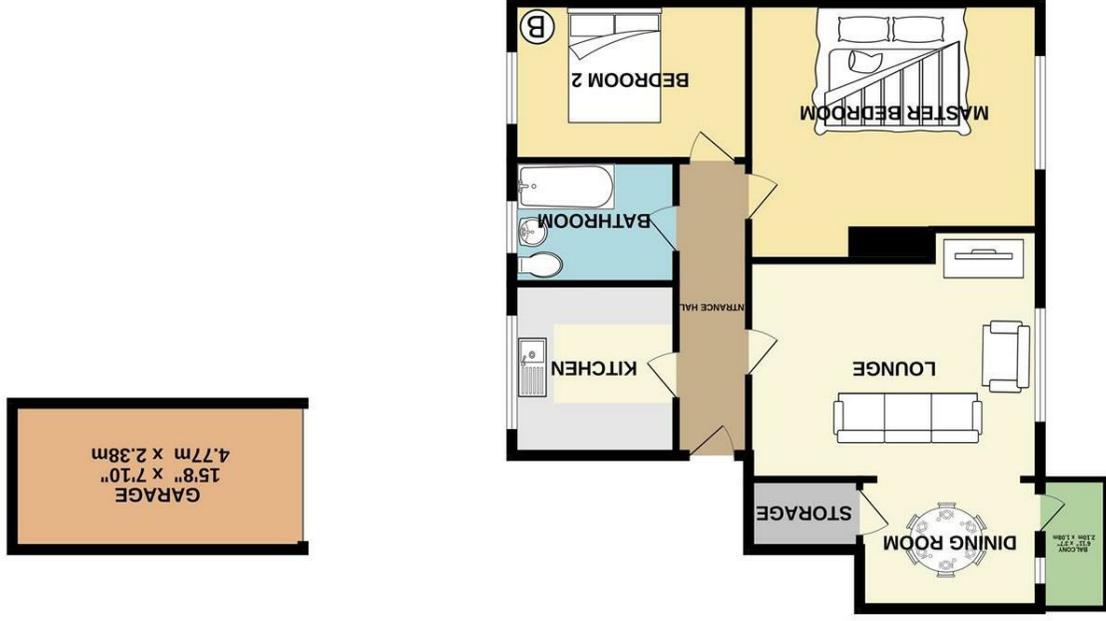
*Why take a risk?  
Sell Smarter*





## Floor Plans

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.  
Made with Miroplan ©2024

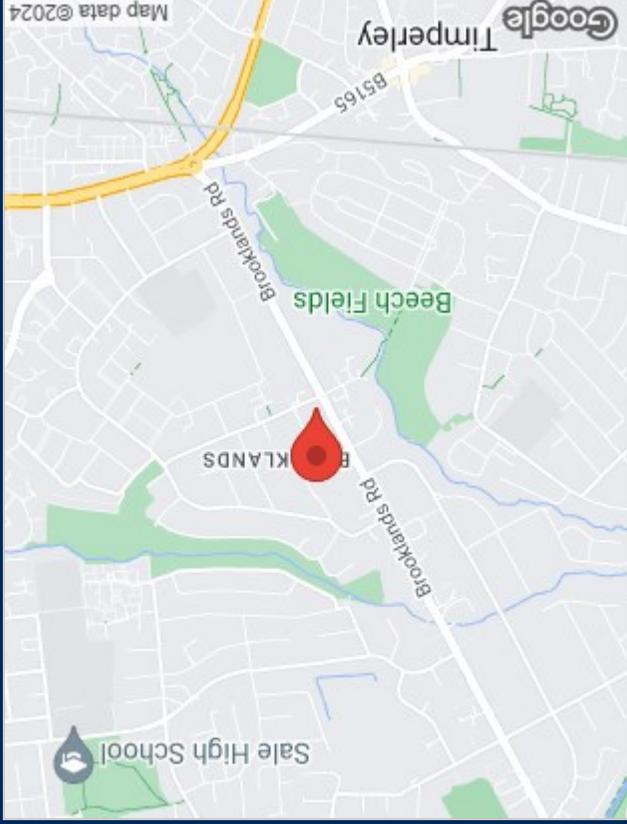
## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in good working order. Purchasers should satisfy themselves of this prior to purchasing. The structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good

Energy Efficiency Rating	
Current	Potential
76	79
Very energy efficient - lower running costs (92 plus) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Fair energy efficiency (55-68) D	
Poor energy efficiency (39-54) E	
Very poor energy efficiency (21-38) F	
Not energy efficient - higher running costs (1-20) G	
EU Directive 2002/91/EC England & Wales	

## Energy Performance Graph



## Location Map