



FLAT 16 MAPLE LODGE MAPLE ROAD | BROOKLANDS

OFFERS OVER £170,000

*****NO ONWARD CHAIN***** A superbly proportioned and recently modernised first floor apartment within this popular development situated in an ideal location close to local shops and within easy reach of the Metrolink station at Brooklands and with Timperley village centre nearby. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage cupboard, large sitting/dining room, modern kitchen with a comprehensive range of white high gloss units, double bedroom and contemporary shower room/WC. visitors parking plus garage. Viewing is highly recommended.

POSTCODE: M23 9HJ

DESCRIPTION

This superb first floor apartment is ideally positioned close to local shops on Maple Road and within easy reach of the Metrolink station at the top of Brooklands Road and with Timperley village centre close by.

The apartment block is approached by a secure communal entrance hall with stairs to the first floor. The apartment has been recently modernised throughout and a large welcoming entrance hall has a separate storage cupboard and provides access onto the superb sitting/dining room. The kitchen has been recently fitted with a comprehensive range of white high gloss units and features a range of appliances. The bedroom benefits from fitted wardrobes and drawers and the accommodation is completed by the shower room/WC fitted with a newly installed contemporary white suite with chrome fittings.

PVCu double glazing throughout plus gas central heating.

Externally there are communal lawned gardens plus residents parking and garage.

A superb apartment presented to a high standard and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL ENTRANCE HALL

With PVCu double glazed door. Stairs to first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Storage cupboard. Radiator. Access to:

SITTING/DINING ROOM

17'4" x 11'10" (5.28m x 3.61m)

With PVCu double glazed window to the side. Radiator. Television aerial point.

KITCHEN

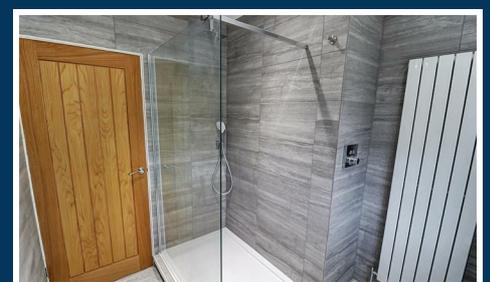
11'1" x 8'11" (3.38m x 2.72m)

Fitted with a comprehensive range of white high gloss units with work surface incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. There is also a washing machine plus fridge and freezer. PVCu double glazed window to the front. Tiles splashback. Cupboard housing combination gas central heating boiler.

BEDROOM

14'2" x 11'11" (4.32m x 3.63m)

With fitted wardrobes. Television aerial point. PVCu double glazed window to the front. Radiator.



BATHROOM

8'6" x 6'10" (2.59m x 2.08m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower enclosure, WC and vanity wash basin. Radiator. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low voltage lighting.

OUTSIDE

The apartment benefits from residents parking plus single garage with up and over door. There are also communal gardens.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis with approximately 114 years remaining. This should be verified by your Solicitor.

SERVICE CHARGE

We are informed the service charge is currently £95.00 pcm.

NOTE

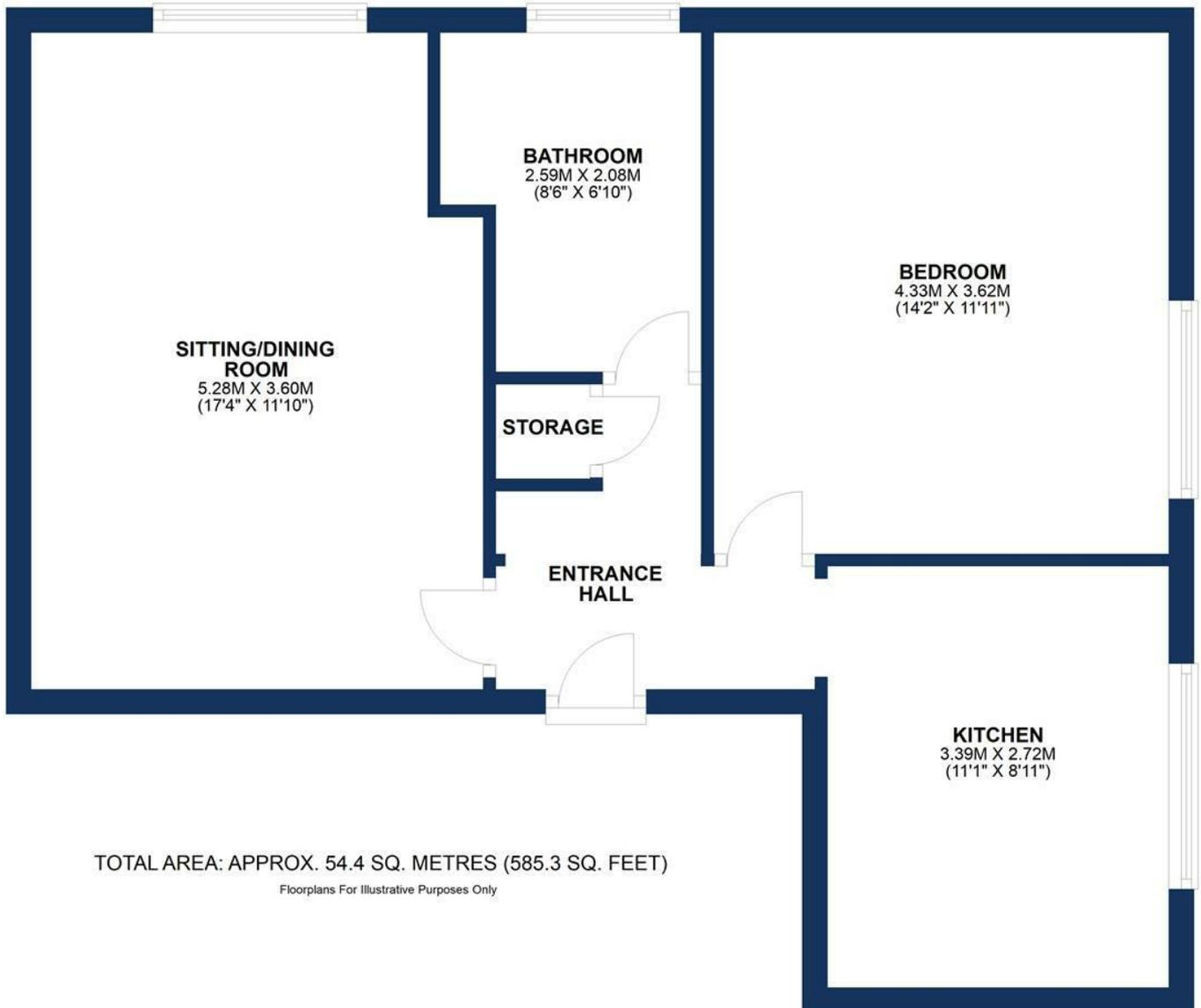
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 54.4 SQ. METRES (585.3 SQ. FEET)



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