



ASHWORTH HOLME
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HATTON FOLD 203 BROOKLANDS ROAD, M33 3PJ
£95,000



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DESCRIPTION

A WELL PROPORTIONED ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT, SET WITHIN THIS HIGHLY POPULAR DEVELOPMENT WITH BEAUTIFULLY MAINTAINED COMMUNAL GARDENS, RESIDENTS' FACILITIES AND AN EXCELLENT BROOKLANDS ROAD LOCATION.**

The apartment forms part of Hattonfold, a well established and highly regarded retirement development offering secure and comfortable independent living together with a range of communal facilities. Internally, the accommodation is well proportioned throughout and includes a welcoming entrance hallway with useful built-in storage, a generous lounge/dining room, fitted kitchen, spacious double bedroom with fitted wardrobes and a bathroom.

Being positioned on the ground floor makes the property particularly convenient and easily accessible, whilst residents also benefit from secure fob entry to the development and attractive communal areas, including a welcoming residents' lounge which provides an ideal space to meet and socialise with neighbours.

Externally, Hattonfold occupies an attractive and generous plot surrounded by beautifully maintained communal gardens and mature grounds, creating a peaceful setting whilst remaining extremely convenient for local amenities. Residents' parking is available by separate annual agreement and is subject to availability, with additional visitor parking also provided.

The location is another real feature, with regular bus services available along Brooklands Road and both Sale Town Centre and Brooklands Metrolink close by, providing easy access throughout the surrounding area and into Manchester City Centre.

KEY FEATURES

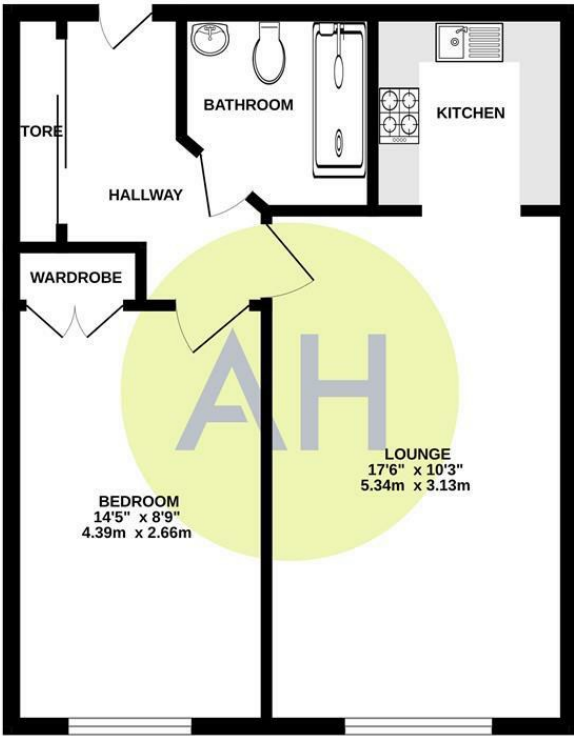
- Sold with no onward chain
- One Double Bedroom
- Fitted Kitchen & Bathroom
- Beautifully Maintained Communal Gardens
- Ground Floor Retirement Apartment
- Spacious Lounge/Dining Room
- Residents' Lounge & Communal Facilities
- Close to Sale & Brooklands Metrolink







GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 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.
Made with Metropax v2009.

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

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



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.