



## Apartment 26 Brindley Lodge, 2 Hope Road, Sale M33 3FS

- EXCELLENT LOCATION CLOSE TO SALE TOWN CENTRE & SALE METROLINK STATION
- RETIREMENT APARTMENT WITH 24 HOUR CARELINE SYSTEM
- COMMUNAL LOUNGE & KITCHEN AREA WITH REGULAR SOCIAL EVENTS
- FULLY EQUIPPED RESIDENTS LAUNDRY ROOM
- OFFERED WITH NO CHAIN
- PRIVATE ELECTRONICALLY GATED RESIDENTS CAR PARK
- LODGE MANAGER ON SITE
- WELL MAINTAINED COMMUNAL GARDENS & PATIO AREA
- RESIDENTS WELLBEING SUITE AVAILABLE FOR FAMILY & FRIENDS TO BOOK
- READY TO MOVE INTO

**Offers In Excess Of £180,000**



Hunters are proud to offer for purchase this deceptively spacious one bedroom second floor apartment located in this popular retirement development, close to Sale Town Centre and Sale Metrolink Station.

This well presented property is offered with no chain and is ready to move into and is conveniently situated close to the lift and stairs and overlooks the beautifully maintained residents gardens and patio area. It features a spacious lounge which can accommodate a dining table if needed, a well proportioned kitchen with fitted appliances, a generous double bedroom with fitted furniture, bathroom with a large shower cubicle, heated towel rail, wc and wash hand basin. Perfectly complimenting this fabulous apartment is a useful shelved storage cupboard with internal light sensor.

Brindley Lodge is protected by a secure residents pedestrian gate and electronically controlled gated entrance to the private residents car park. On entering the building there is a residents lounge and kitchen where coffee mornings and other social activities are regularly held.

Elsewhere in the development there is a fully stocked laundry room with Washers, Dryers and an Ironing Room that is included as part of the annual service charge. Plus there is a Wellbeing Suite providing separate accommodation that can be booked by Family and Friends who may wish to stay over. (Cost to be confirmed by the Lodge Manager at time of booking).

The residents at Brindley Lodge are also protected by an emergency Careline System that is monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline System. Careline integrated intruder alarm and smoke detection systems in the apartments and throughout the development provide additional peace of mind.





Brindley Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Tenure: Leasehold

Ground rent: £642.62 per annum. 125 lease years commencing 2013 - to be reviewed in December 2026.

Council Tax Band: C

EPC Rating: C

Service Charge (Year Ending 31st May 2024): £3,657.63 per annum.

Service Charges Include:

Fully stocked residents laundry room, general heating in individual apartments and communal heating via the air source heating system, buildings insurance, water and sewerage, buildings and garden maintenance, lift maintenance, Lodge Manager and annual contribution to the contingency fund.

Additional Homeowner costs include electricity consumed via electrical sockets (ie. 'plugged in'), Council Tax, TV Licence, Telephone Line / Wifi.

## Second Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



Total area: approx. 49.1 sq. metres (528.9 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

### Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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