



12 Brooklyn Place
Cheadle SK8 1BG
£175,000

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12 Brooklyn Place Cheadle SK8 1BG

£175,000

Brooklyn Place enjoys a convenient location, close to the amenities of Cheadle Village. To one side of the development is the attractive Brooklyn Crescent Park, to the other is Ashfield Road and Cheadle Library.

This spacious property is offered for sale with the benefit of having no onward chain involved. It is located to the first floor of a purpose-built development, with a balcony overlooking the central communal garden. These homes benefit from a surprising amount of useful built-in storage.

The accommodation has recently been re-carpeted, with high quality neutral toned carpet. It comprises: Secure communal entrance with intercom, hallway and stairs. Private entrance to the apartment, opening to an entrance hallway with storage and then on to a well-proportioned reception room, with the aforementioned balcony. A spacious fitted kitchen has space and plumbing for a dishwasher. It also features a utility/store room which has space/plumbing for a washing machine.

A central hallway with built-in storage leads to two good double bedrooms, both with a built-in wardrobe. A shower room with electric shower and separate WC complete the property, which has PVCU double glazing and electric room heaters. An Ariston electric water heater is located in a cupboard in the hallway.

The property is offered for sale with no onward chain and it warrants an early internal inspection: The property provides generously-proportioned accommodation and the central location is certain to appeal. An internal inspection is recommended in order to avoid disappointment.



Tenure: Leasehold
Council Tax: Stockport B

- First Floor Apartment
- Two Double Bedrooms
- Spacious Living Room with Balcony
- Fitted Kitchen with Utility/Store
- Shower Room
- Separate WC
- Communal Gardens
- Popular Location
- Close to Cheadle Village
- No Onward Chain

Communal Entrance Hallway
Stairs rising to first floor and private entrance to the apartment.

Entrance to Apartment
With storage cupboard.

Living Room
18'8 max x 12'10 max
Door to:

Balcony

Kitchen
10'10 x 7'11

Utility Room/Store
5'0 x 2'10

Inner Hallway
With built-in storage

Bedroom One
15'5 x 11'5
Built-in wardrobes

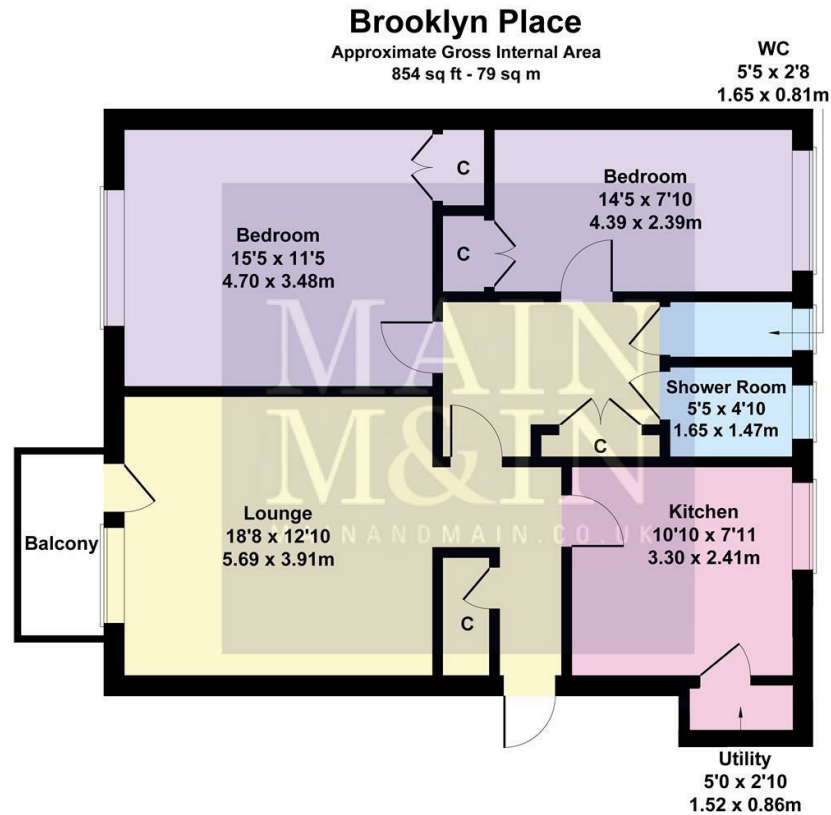
Bedroom Two
14'5 x 7'10
Built-in wardrobes

Shower Room
5'5 x 4'10

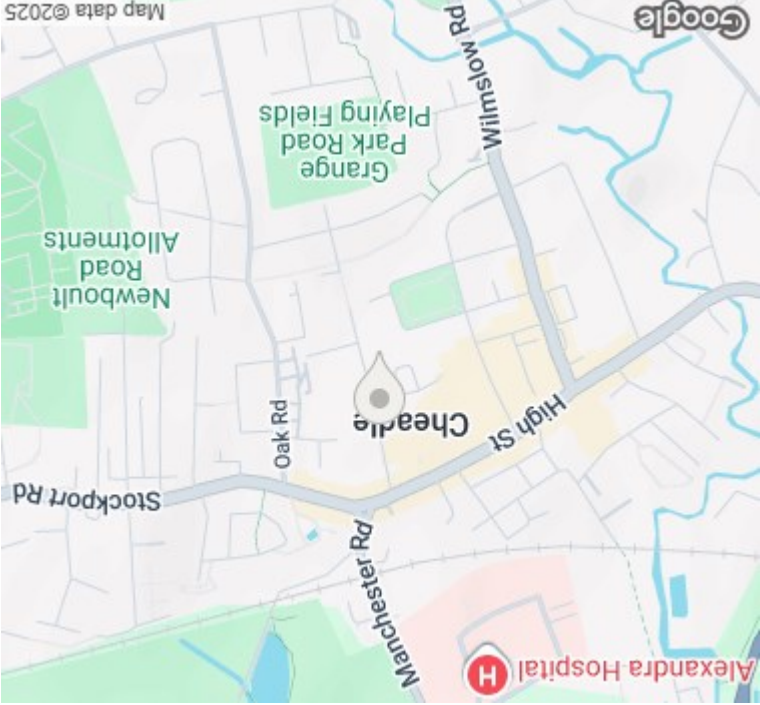
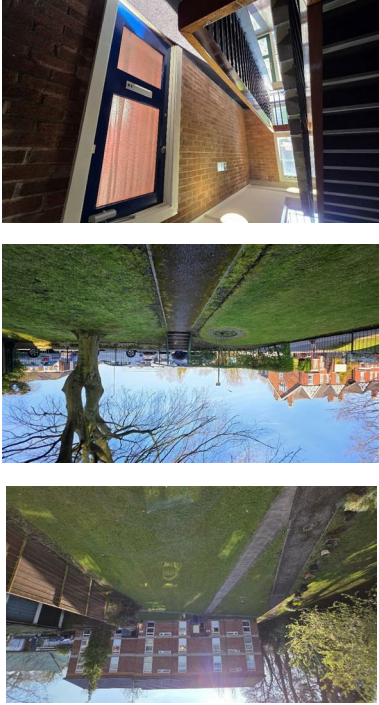
WC
5'5 x 2'8

Externally
Maintained communal gardens.

Leasehold Information & Service Charge
88 years remain of a 125 year lease which commenced 01/01/1989 and ends 01/01/2114.
Ground rent of £10 PA payable. £141.55/pcm - Payable to The Guinness Partnership.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (39-54)
Below average	F (21-38)
Not energy efficient - higher running costs	G (1-20)
81	64
Current	Potential

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

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