



Maple Brook Lodge, Manchester, M23

Offers In Excess of £225,000



Property Features

- Spacious Two Double Bedroom Apartment
- Double Glazed Throughout
- Gated Car Park for Residents
- Well Maintained Communal Grounds
- Close to Metro Link Station
- Brand new Kitchen and Bathrooms
- Newly Decorated and Carpeted
- Ideal Buy-To-Let Investment
- Gas Central Heating
- Sold Chain Free



Full Description

A two double bedroom second floor apartment. The property offers gated off-road parking facilities; well maintained communal gardens and communal areas; internally the property has been modernised to a high standard throughout. The apartment is fitted with a new kitchen and bathroom suite and offers a newly fitted en suite shower room off the master bedroom. The apartment has also been re-decorated and re-carpeted. This would be an ideal home for a first time buyer, or brilliant rental for a buy-to-let investor.



ENTRANCE HALL

The property is entered on the ground floor with a well maintained communal entrance hall leading up to the second floor apartment. The apartment is entered via a wooden fire door. The entrance hall offers two pendant light fittings; carpeted flooring; an intercom system and wooden panelled doors leading to bedrooms, bathroom and lounge-diner.



LOUNGE/DINER 16' 6" x 15' 7" (5.05m x 4.77m)

This spacious lounge-diner is also open-plan to the kitchen area, making for an ideal entertaining space. This room is fitted with new carpeted flooring; a pendant light fitting; double glazed bay window to the front aspect; television and telephone points; and a double panel radiator.



KITCHEN 9' 8" x 8' 5" (2.97m x 2.59m)

A newly fitted kitchen is located just off the lounge-diner. This room offers recessed spot lighting; tiled splash back; laminate wood effect flooring and a Velux skylight. The kitchen is fitted with matching base and eye level storage units, with worktops over. Within the kitchen are a range of integrated appliances including fridge, freezer, oven, induction hob, extractor fan; dishwasher and washer-dryer. The kitchen also houses a wall mounted combi boiler which is controlled via a Honeywell Thermostat.



MASTER BEDROOM 11' 6" x 12' 0" (3.51m x 3.67m)

The master bedroom is a large double bedroom with access to an en suite shower room. This room offers newly carpeted flooring; two pendant light fittings; a double panel radiator; double glazed windows to the side aspect; and television and telephone points.



EN-SUITE 5' 8" x 5' 6" (1.75m x 1.68m)

Located off the master bedroom is a modern recently re-fitted en suite shower room. This room benefits from floor to ceiling tiling; a wall mounted chrome heated towel rail; a low-level WC with chrome push button flush; a wall mounted hand wash basin and a corner shower unit with chrome thermostatic control, hand held shower head and rain water over head shower.



BEDROOM TWO 7' 9" x 11' 2" (2.37m x 3.42m)

The second double bedroom is also accessed via a wooden panelled door from the entrance hall. This space would fit a double bed and would be perfect as a home office or guest bedroom. The second bedroom has a Velux skylight; carpeted flooring; a double panel radiator; a pendant light fitting and a telephone point.



BATHROOM 7' 1" x 9' 1" (2.16m x 2.79m)

The main bathroom is located off the entrance hall adjacent to bedroom two. This bathroom has been newly fitted with floor to ceiling tiling and a tiled floor; a wall mounted chrome heated towel rail; an extractor fan; recessed spot lighting; panelled bath with folding glazed screen and chrome thermostatic shower system over, including hand held shower and Raindance overhead shower. The bathroom is also fitted with a wall mounted hand wash basin with storage under and a low-level WC.



GROUNDS

The property is set within mature grounds with a car park to the side. The car park is accessed via electric gates and offers allocate parking for all residents. To the other side of the property lies a well maintained garden area, ideal for a summer picnic or BBQ. This space is largely laid to lawn and borders by mature shrubs and trees. The grounds are enclosed by a wrought iron fence. To the front is a wrought iron gate, allowing access to paved steps which lead to the main entrance.

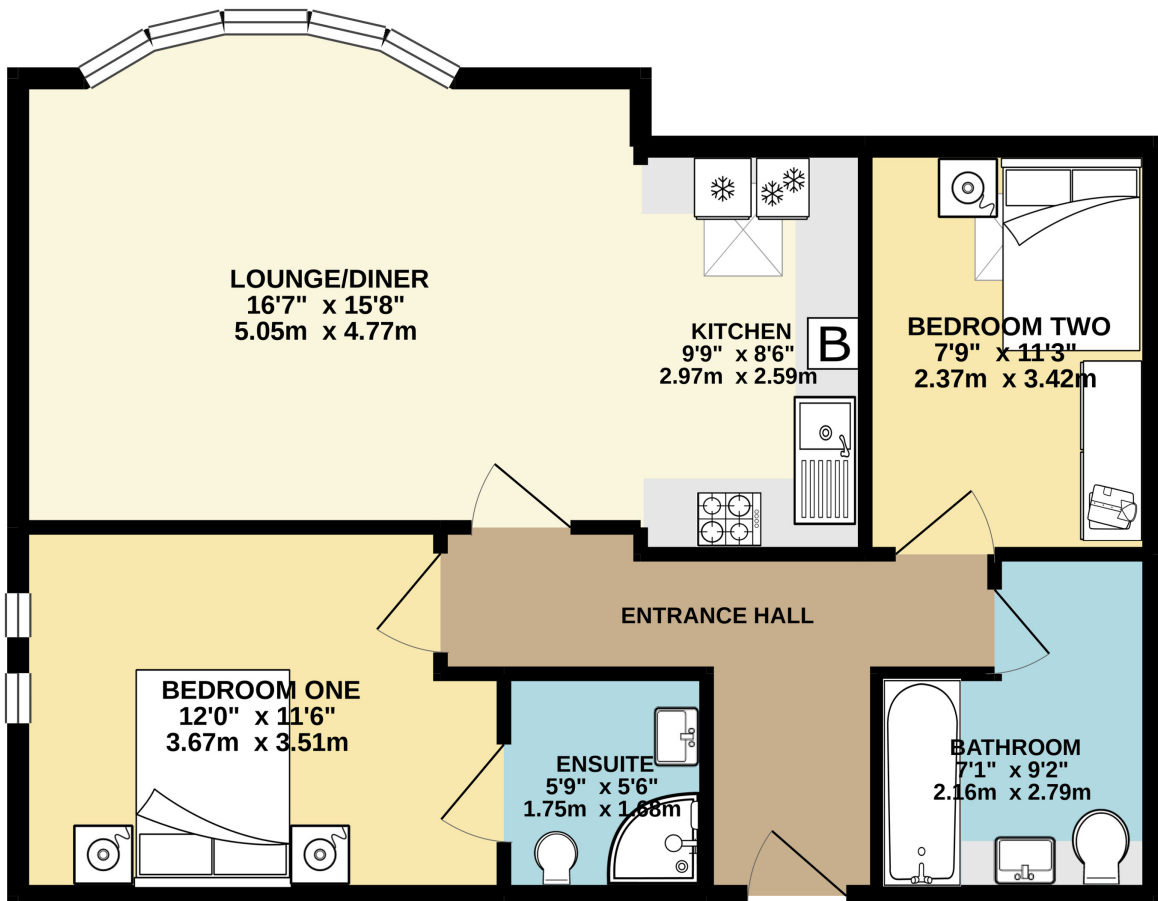




Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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.
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COMMON QUESTIONS

1. When was the property built? The owner has advised that this property was reconfigured into separate apartments in around 2005 to 2006.

2. Why is the vendor looking to sell this property? The vendor has purchased a larger family home.

3. Is the property freehold or leasehold? The property is leasehold, with 984 years remaining on the lease.

4. What items will be included in the sale price? The sale price will be inclusive of all light shades and all fitted appliances. In the kitchen there is a dishwasher, washing machine/dryer, fridge, freezer oven, hob and concealed extractor fan.

5. Has the house had any major work done recently? The property, has had a full renovation recently, including new carpets, new wiring, a new kitchen, new boiler, new bathrooms and so forth.

6. How quickly is the vendor willing to move? The property is sold without an onward chain, therefore the buyer can complete as soon as they are ready to do so.

7. What are vendor's three favourite aspects of this property? The vendor has feels his favourite aspects of this property are the new kitchen and bathrooms; the view out of lounge window into the trees, without anyone overlooking the property; and finally the secure parking with electric gated entry.

8. When was the boiler last serviced? The boiler was newly installed in May 2020, it comes with a 10-year warranty and has a wireless thermostat. The radiator valves were replaced, and the system was flushed at this time also.

9. What are the parking arrangements for this property? Off Road Parking, Secure Gated Parking, Allocated Parking.

10. What is the council tax for this property? This property is currently in council tax band D, which is £1,560 in Manchester City Council.

11. When are the communal areas due to be re-decorated? The management company have obtained quotes to replace the intercom system, replace the front external door and re-decorate the communal areas. It is expected this work will be carried out after a consultation period.