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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		73	78				

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

# Flat 2 Whitebrook Court 24 Whitehall Road Sale, M33 3NL



**\*\*NO CHAIN\*\*A SUPERB TWO BEDROOMED GROUND FLOOR RETIREMENT APARTMENT WHICH ENJOYS DELIGHTFUL VIEWS OVER THE BEAUTIFUL GARDENS. DOOR FROM THE LOUNGE ONTO A PATIO AREA. IDEAL LOCATION ADJACENT TO BROOKLAND SPORTS CLUB. RESIDENT FACILITIES.**

**Large Hall with cloaks cupboards. Lounge with access to the gardens. Kitchen. Two Bedrooms. Shower Room. Impressive, large communal Gardens.**

**CONTACT SALE 0161 973 6688**

**£179,950**

# in detail



A superb Two Bedroomed Ground Floor Retirement Apartment which enjoys a lovely position having delightful views, and direct access to, the established Gardens.

The property is located within this very popular McCarthy Stone development just off Brooklands Road and adjacent to Brooklands Sports Club making it within an easy reach of the local shops and the Metrolink at Brooklands.

Internally, there are modern Kitchen and Bathroom fittings and neutral decoration making it perfect to move into.

The Apartment benefits from recently refitted carpets to the Hall and Lounge, new flooring in the Kitchen and a newly installed wet room.

As with many similar Apartments, the development has Resident Facilities to include: large Communal Lounge on the Ground Floor and a Washing and Drying Room, as well as having an emergency care line and an In-house Manager looking after the Development.

The Apartment comprises:

Communal Entrance with secure entry phone system.

Large apartment Hallway with storage cloaks cupboard.

Lounge A lovely large reception room which has a uPVC double glazed door opening onto a patio area and overlooking all of the communal gardens. Additional uPVC double glazed window overlooking the gardens. Double doors open to the kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset sink unit. Built in oven with four ring electric hob. Space for a fridge. Window overlooking the Gardens.

Bedroom One. A well proportioned Double Bedroom with built-in wardrobe. Upvc double glazed window overlooking the gardens.

Bedroom Two. another good sized bedroom having a uPVC double glazed window overlooking the gardens.

Shower Room, recently refitted with a wet room style shower with thermostatic shower. WC, vanity sink unit. Wall mounted electric towel rail.

The development is surrounded by beautiful large well kept communal gardens. There is resident parking to the front.

Always a popular development within this desirable neighbourhood.

- Leasehold - 125 years from 1 March 2002  
- Council Tax Band C



Approx Gross Floor Area = 655 Sq. Feet  
= 60.9 Sq. Metres

