



FLAT 14, MAPLE LODGE, M23 9HJ
£200,000



DESCRIPTION

A SPACIOUS FIRST FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS, GARAGE & PARKING – SET WITHIN THE POPULAR MAPLE LODGE DEVELOPMENT

A great-sized first floor apartment measuring around 670 sq ft (excluding the garage), set within the ever-popular Maple Lodge development just off Brooklands Road—ideally positioned for easy access to both Sale Town Centre and Timperley Village.

Inside, the apartment offers a generous layout with two double bedrooms, including a particularly well-proportioned master. The lounge is a brilliant size too, offering plenty of space to relax or entertain. A separate kitchen and bathroom with three-piece suite are both accessed off the central hallway, creating a practical and well-balanced layout. Externally, there's a useful storage cupboard located just outside the apartment, designated residents' parking, and a single garage. The communal grounds are well maintained and the development as a whole offers a quiet, established setting.

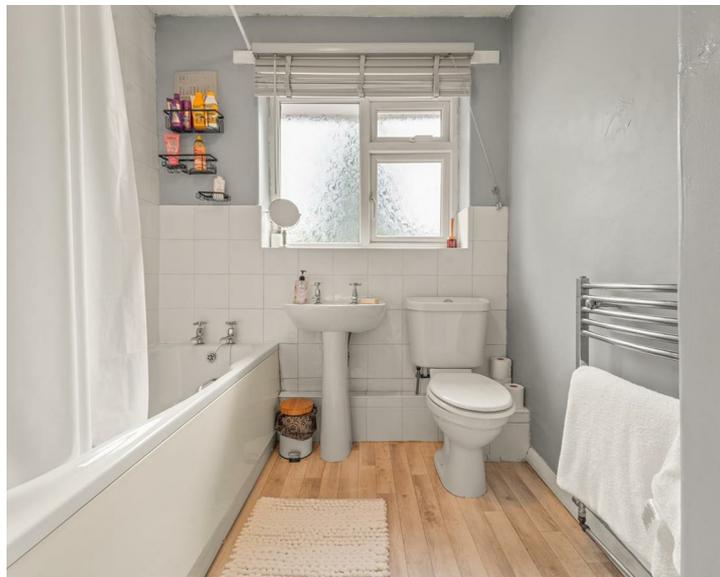
The property benefits from gas central heating courtesy of a modern combination boiler and has the rare advantage of access to a loft space, which is boarded with lighting and a pull-down ladder—ideal for additional storage. The property is leasehold with 116 years remaining. The service charge is currently £112 per month and the ground rent is £150 per year. The managing agents are Edge Property Management. Council Tax is Band B.

This is an ideal purchase for first-time buyers, downsizers, or investors looking for a spacious, well-located apartment in a consistently sought-after development.

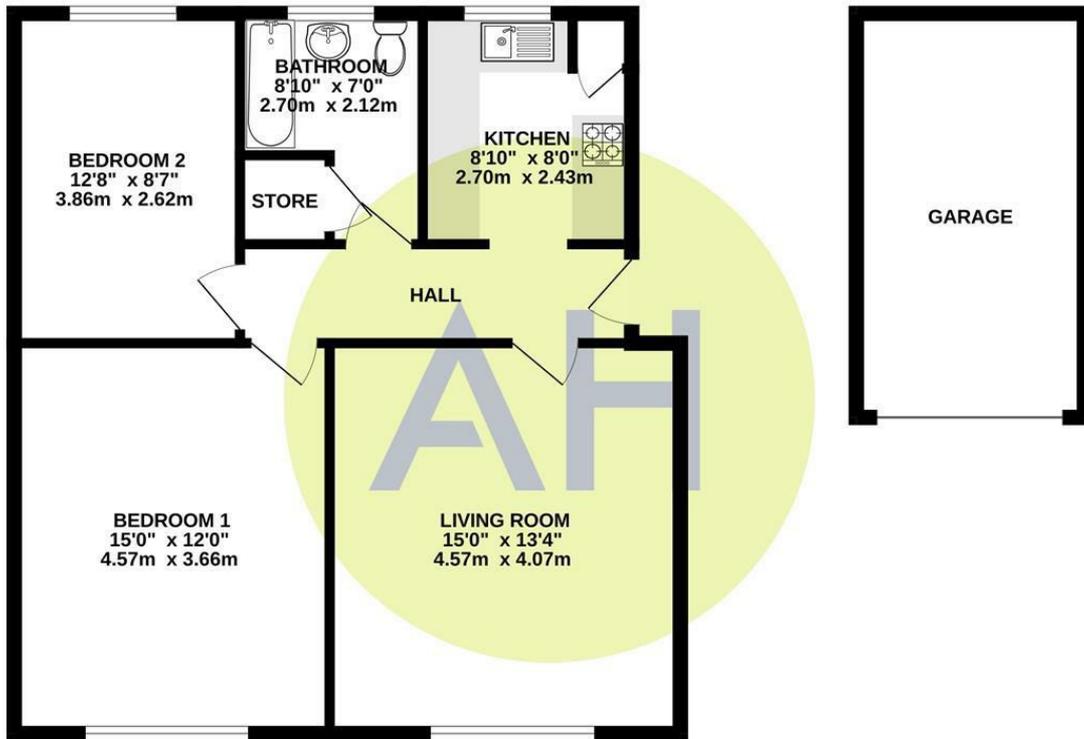
KEY FEATURES

- First floor apartment, approx. 670 sq ft
- Large lounge, separate kitchen and bathroom
- Loft with boarding, lighting, and ladder
- Well-maintained communal grounds
- Two spacious double bedrooms
- Gas central heating (modern combi boiler)
- Designated parking and single garage
- Council Tax Band B





GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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.
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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	66	78

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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