

Flat 3, Brooklands House, 21 Brooklands Road

Sale

Guide Price £320,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







Flat 3

Brooklands House, Sale

Positioned within a sought after location on Brooklands Road, this picturesque property is brought to the market as an attractive prospect for a variety of buyers. Situated within excellent proximity to Brooklands Metrolink station, Sale Town centre and highly regarded local schools, the apartment also benefits from spacious living accommodation throughout, as well as three generous bedrooms and landscaped communal gardens.
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

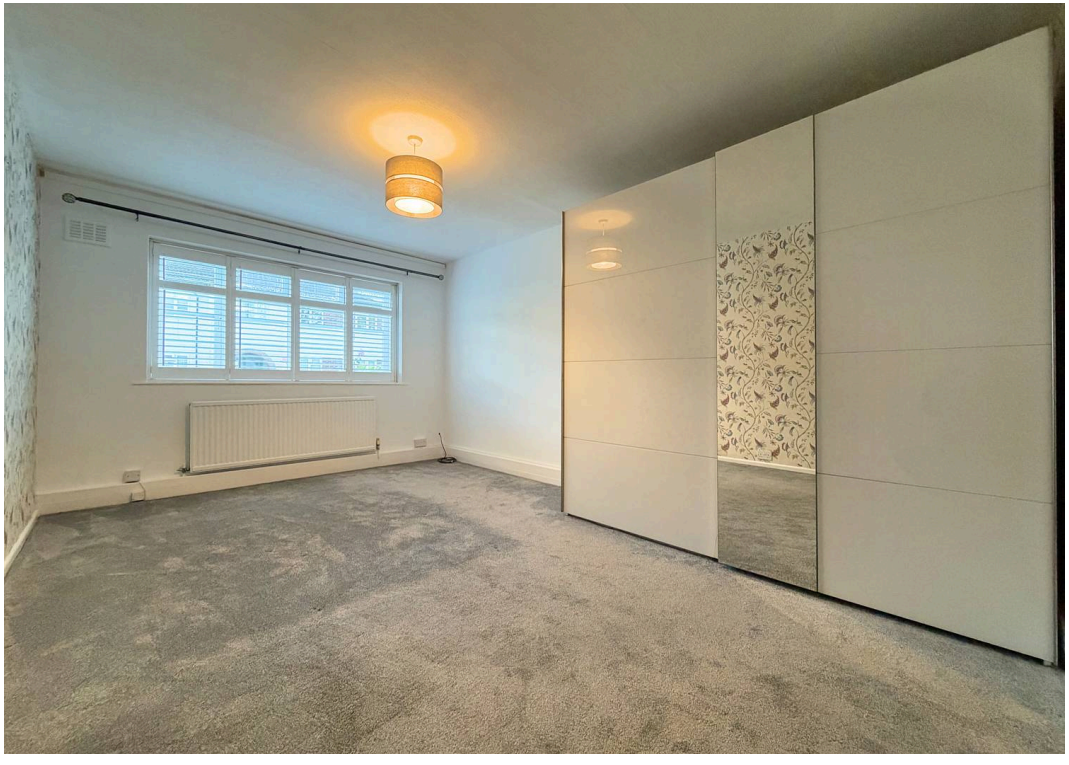
EPC Environmental Impact Rating: C

- Outside Patio Area, Drying Areas, External Storage & Garage
- Within Walking Distance To Brooklands Metrolink Station
- Situated On A Sought After Development
- Approaching 1000 Sqft Of Living Acommodation
- Three Generous Bedrooms
- Modern Fitted Shower Room & Separate WC
- Recently Extended Lease with 950 Years Remaining









Flat 3

Brooklands House, Sale

This impressive three bedroom ground floor flat offers a rare opportunity to secure a spacious and contemporary home within a highly sought after development, perfectly positioned within walking distance of Brooklands Metrolink Station. Approaching 1,000 square feet of thoughtfully designed living accommodation, the property is defined by its generous proportions, modern finishes, and an inviting sense of comfort throughout.

Upon entering, you are greeted by a welcoming hallway that leads to the heart of the home - a well-proportioned living and dining area that is bathed in natural light, offering ample space for both relaxation and entertaining. The modern kitchen is fitted with sleek cabinetry and integrated appliances, providing a stylish and practical environment for culinary pursuits.











Flat 3

Brooklands House, Sale

Each of the three bedrooms is generously sized, with large windows that enhance the sense of space and brightness, making them ideal for restful retreats or versatile home working arrangements. The contemporary shower room features underfloor heating, quality fixtures, a spacious walk-in shower, and elegant tiling, complemented by a separate WC for added convenience. Throughout, the flat is presented in excellent condition, with neutral décor, quality flooring, and thoughtful detailing that creates a harmonious and move-in ready environment.

The property also benefits from a private garage, providing secure parking or valuable additional storage. Set within a well-maintained development that is renowned for its peaceful atmosphere and sense of community, this superb flat combines practicality with lifestyle appeal, making it an ideal choice for professionals, downsizers, or families seeking a refined and accessible home in a prime location.



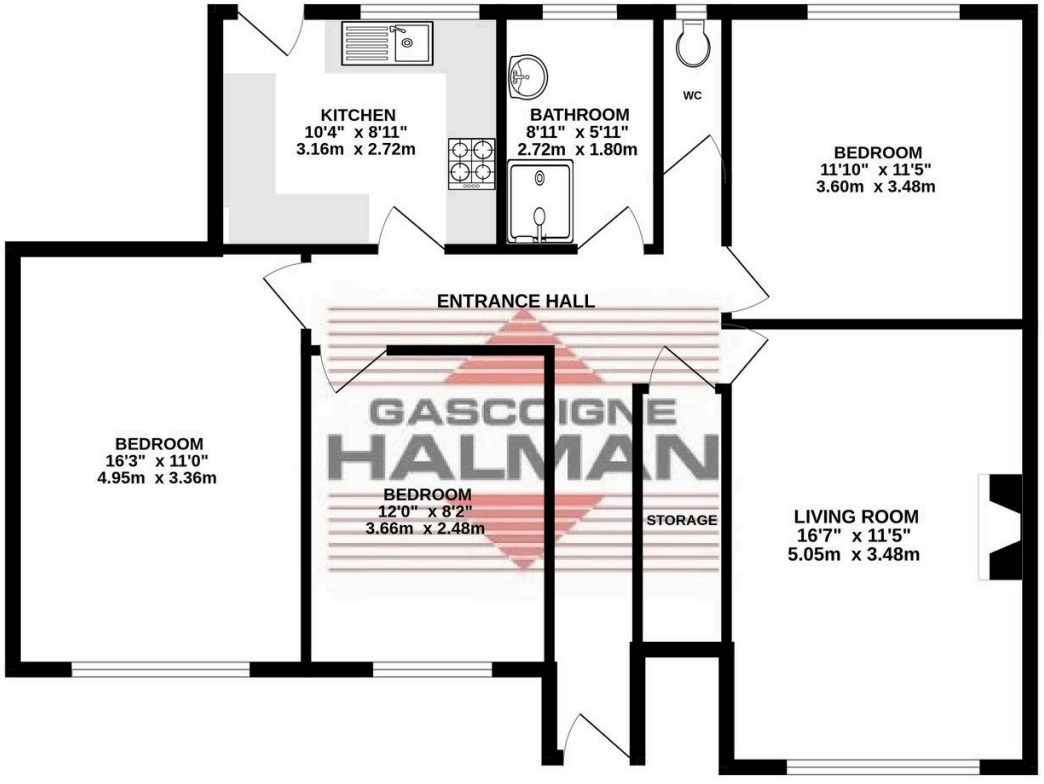








GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



FLAT 3 BROOKLANDS HOUSE

TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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Gascoigne Halman Sale

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