



Brookhey, Trinity Mews, Hyde, Sk14 2DY

This spacious ground floor apartment is located at the head of a quiet cul-de-sac close to the attractive open space that adjoins the River Thame and conveniently located for access to the M67 Motorway. The accommodation includes an entrance hall, 16ft Lounge, fitted kitchen, master bedroom with ensuite shower room, a second double bedroom and a modern bathroom. Outside there is an allocated parking space and well maintained communal gardens. Tenure: Leasehold. Council Tax Band: B. EPC rating:C.

Offers Over £130,000



ENTRANCE HALL

LOUNGE

15' 10" x 12' 4" (4.82m x 3.76m)



KITCHEN

9' 6" x 6' 6" (2.89m x 1.98m)



BEDROOM ONE

12' 1" x 9' 5" (3.68m x 2.87m)



EN-SUITE SHOWER ROOM

8' 9" max x 4' 3" (2.66m x 1.29m)



BEDROOM TWO

9' 4" x 9' 3" (2.84m x 2.82m)



BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m)



ALLOCATED PARKING SPACE

SERVICE CHARGE

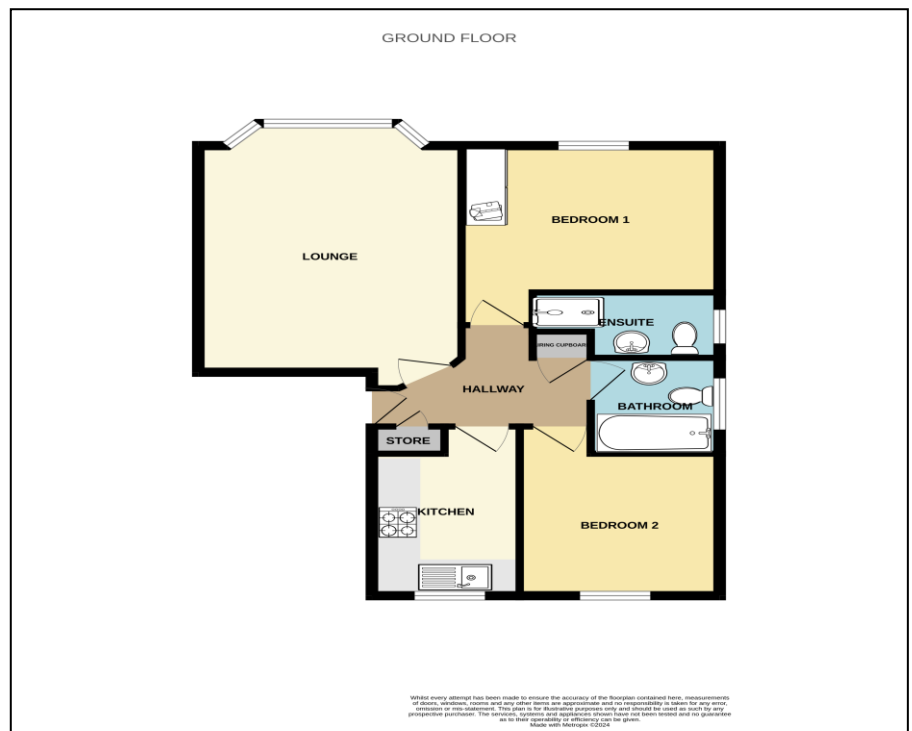
There is a service charge of £1080 p.a. which covers buildings insurance, maintenance and cleaning of the communal areas and gardens. There may also be an annual Ground Rent payable but we have been unable to confirm this. The lease was for 155 years from 2004.

OUTSIDE

There is an allocated parking space, visitors parking and well-maintained communal gardens.

VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.



Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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