



2 Bed Flat

£160,000 Leasehold

Brookfield Court, Manchester, M19

**Key Features**

2 Double Bedrooms • Off Street Parking • Let until 30th June 2025 • Wooden Floors  
Throughout

## Full Description

For sale with tenants in situ, at £1,170 per month until 30.06.2025

A lovely light and spacious two bedroomed apartment situated in this purpose built block set in a quiet leafy location with well tended communal gardens and off road parking.

The flat comprises of; spacious entrance hall, a lounge with dining area including a dining table and chairs, two double bedrooms, a fitted kitchen, washing machine and dryer and a bathroom.

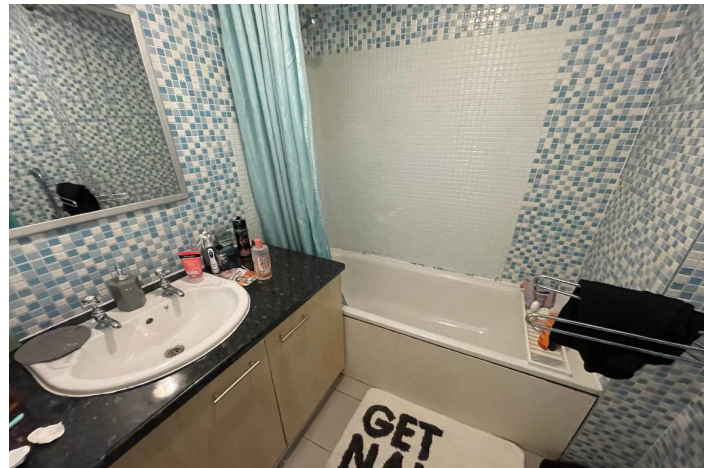
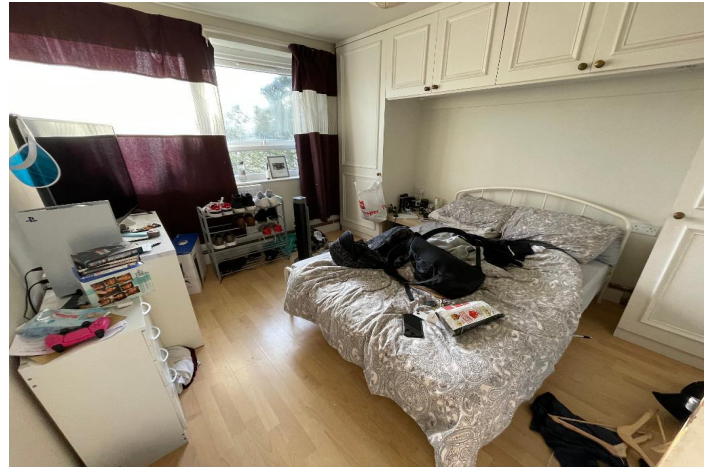
Currently tenants at £1,040 per month 30.06.2023.

Council tax band B

Service charge of £1,020 per year

Lease 126 years from 10 May 1991

Ground rent £10 per year



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Strict Codes of Practice

Townhouse Lettings is a member of The Property Ombudsman, and complies with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.