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Asking Price £255,000 Leasehold

2 Bedroom, Apartment - Retirement

49, Brindley Lodge 2 Hope Road, Sale, Greater Manchester, M33 3FS

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Brindley Lodge

Brindley Lodge is a development of 50 one and two bedroom apartments in the bustling town of Sale, just 5 miles southwest of the City of Manchester. There is something for everyone in Sale with a relaxed and friendly atmosphere, great selection of shops and facilities and a wide range of food and drink outlets to choose from. Sale's town centre is flat and compact making all of the leisure facilities, shopping areas and food outlets are close together and within easy reach of the Lodge.

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets, TV points and illuminated light switches to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development.

Sale is well-served by public transport with regular bus and taxi services around and between towns, a Metrolink station adjacent to Brindley Lodge and Manchester Airport is only 15 minutes away by car.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape. There is a strong sense of community amongst the residents and a vibrant social calendar.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager. There is also a Wellbeing Suite.

Brindley Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Brindley Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Brindley Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this two bedroom fourth floor apartment. The property offers deceptively spacious accommodation throughout and is conveniently located for the lift.

The Lounge offers ample space for living and dining room furniture.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation with a view across the City and hills beyond.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway, one of which acts as an airing cupboard.



# Features

- Two bedroom, fourth floor retirement apartment
- Good decorative order and professionally cleaned throughout
- Convenient for the lift
- Fully fitted kitchen with integrated appliances
- Super-efficient Air Source Heating
- Lodge manager available 5 days a week
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£5,540.55 per annum.

Ground Rent: £707.46 per annum. To be reviewed  
in December 2026

Council Tax Band D

125 lease years commencing 2013

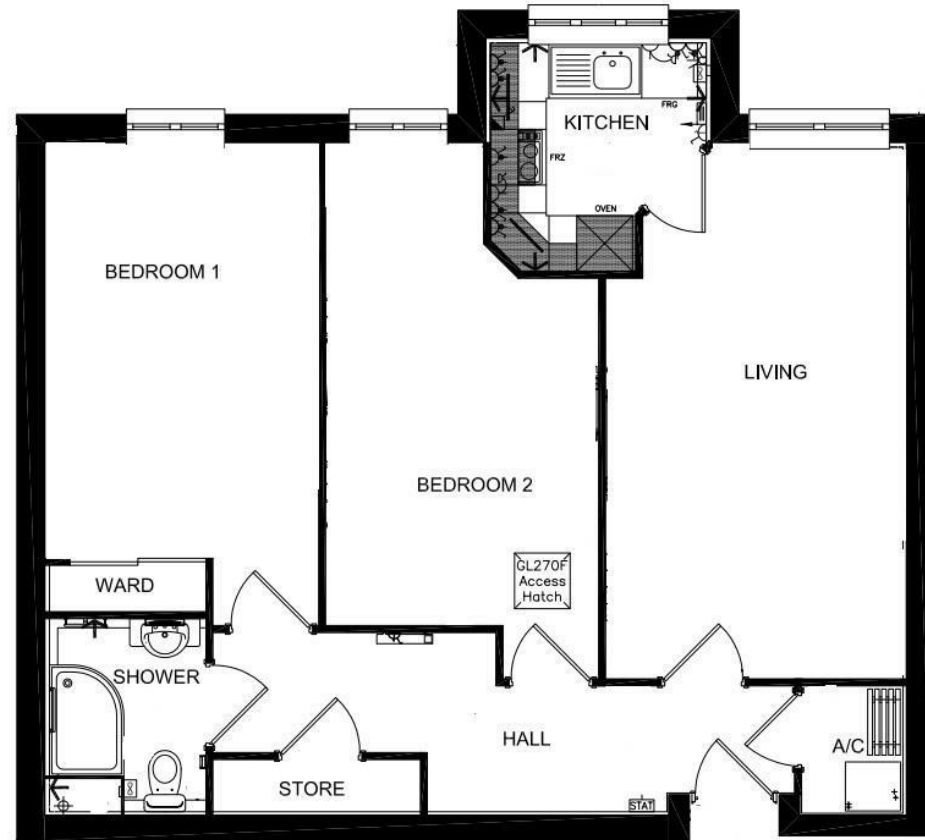
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, air source heat pump heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C

4



Living	Width 10'-6" [3200] max	Length 18'-10" [5735] max
Kitchen	Width 7'-8" [2325] max	Length 8'-1" [2465] max
Shower Room	Width 5'-6" [1685] max	Length 6'-10" [2080] max
Bedroom 1	Width 9'-6" [2900] max	Length 16'-11" [5160] max
Bedroom 2	Width 9'-8" [2940] max	Length 16'-11" [5160] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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