



# Brookland Management Limited

Woodbourne Court Sale Cheshire

## Woodbourne Court – Buy-to-Let / Tenant Information

The following guidelines are provided to help you settle into Woodbourne Court while ensuring consideration for neighbours. These guidelines form part of The Fourth Schedule, Clause XVI of the Lease.

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### Buy-to-Let Owners

Any shareholder (owner) who lets their flat has a responsibility to ensure that all tenants are made fully aware of the following conditions.

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### Important Notices

- The building's design and facilities may not be suitable for all household types. (This reflects structural or practical limitations without implying restrictions on residents.)
- Pets are not permitted, including dogs, cats, etc, but service dogs for individuals with disabilities are welcome.

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### General Guidelines

#### 1. Noise Awareness

The flats are not fully sound-proofed. Please keep noise to a reasonable level at all times.

#### 2. Parking

- The main drive towards the front doors is reserved for loading, unloading, emergency vehicle access and tradespeople.
- Do not park on the main driveway, as this obstructs access, parking in front of the garages is not allowed.

#### 3. Grounds

The grounds at Woodbourne Court are intended for quiet enjoyment. Ball games or similar activities are not permitted.

#### 4. Communal Areas

Personal belongings must not be left in the stairwell or under the communal stairs, in accordance with fire safety regulations.

#### 5. Recycling and Waste Disposal

Trafford Council recycling guidelines can be found at: <http://www.trafford.gov.uk>

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