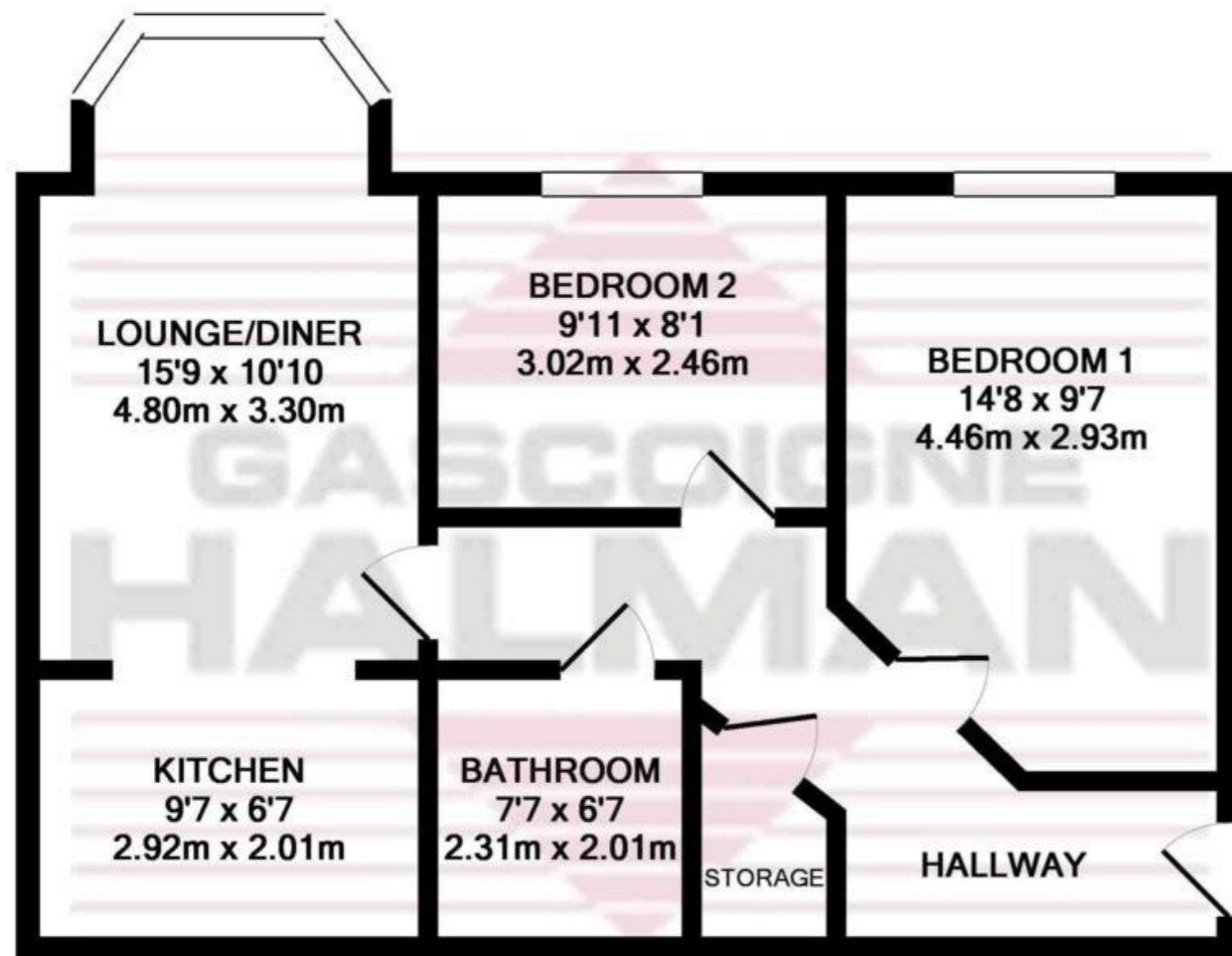


22 ALBANY COURT

Broad Road, Sale

£215,000



TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



This desirable established modern development positioned along Broad Road sits on the doorstep of Sale Metrolink & Sale town centre. This ground floor two bedroom apartment is conveniently positioned with easy access to amenities, transport links, excellent Schools as well as Worthington Park. The property could suit first time buyers, investors and individuals looking to downsize. Established communal gardens and allocated parking compliment this superb apartment. No Onward Chain

GASCOIGNE HALMAN

- Luxury Two Bedroom Ground Floor Apartment
- No Onward Chain
- Modern Kitchen with Range of Fitted Appliances

- Large Lounge/Diner With Pleasant Outlook
- Residents and Visitor Parking
- Close to Sale Town Centre and Sale Metrolink

£215,000

22 ALBANY COURT

Broad Road, Sale



This luxury ground floor apartment offers ideal accommodation for a range of buyers. Internally a communal hallway leads to this wonderful apartment which also reveals a spacious entrance hallway. The apartment boasts two double bedrooms and contemporary family bathroom. A large bay fronted lounge/diner and kitchen display excellent living accommodation whilst externally the property enjoys communal gardens and a large car park with allocated private parking, as well as a number of visitors places. No Chain

LOCATION

Sale is a vibrant town which enjoys a strong variety of differing housing stock, varying from contemporary apartment developments through to many beautiful period and traditional homes. The area is popular due to the strong links into Manchester City Centre via the three Metrolink stations. The nearby North West Motorway Network and easily accessible Manchester International Airport provide further valuable commuter links. The town centres of Sale and Altrincham provide for all comprehensive shopping needs, including a large number of multiple retail outlets. One of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. Trafford is also well known for

its excellent educational facilities and there are several good schools situated close by to suit children of all ages..

DIRECTIONS

For SatNav purposes: M33 2BG

TENURE

Leasehold -150 Years from 1st January 2001 - GR £100.00 PA - SC £1486.00 PA Subject to verification by Solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford MBC - Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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