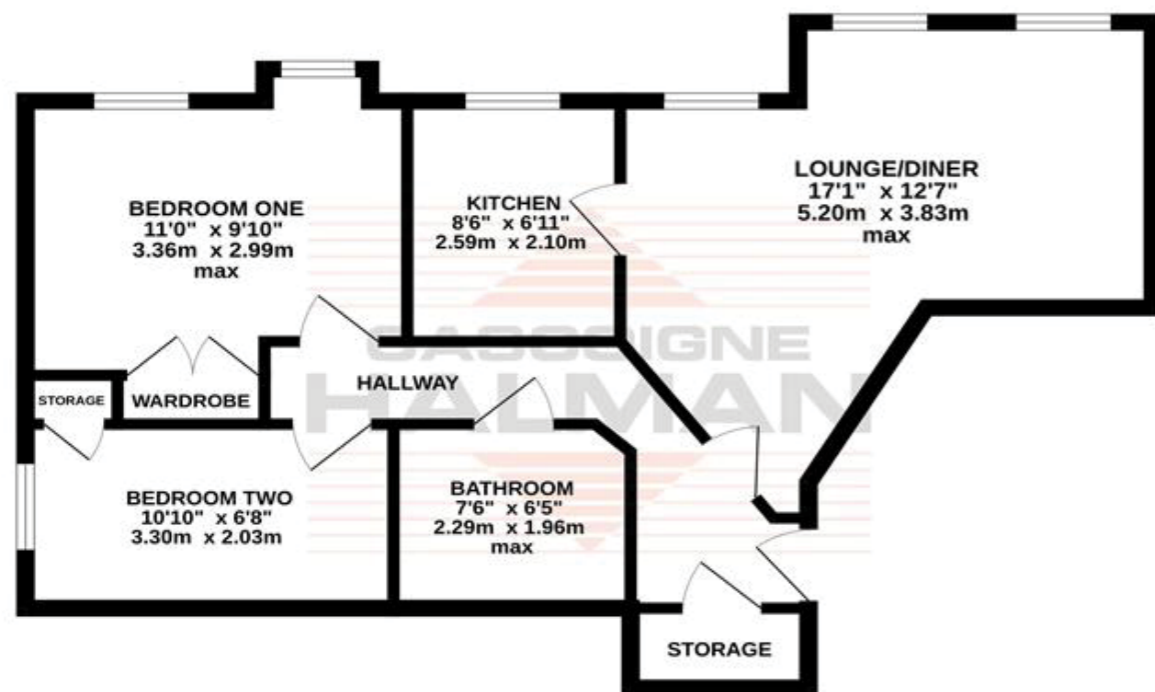
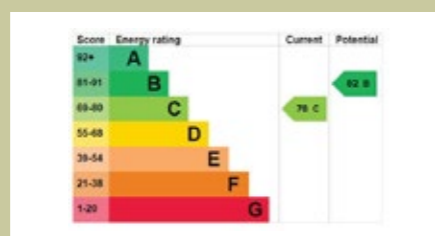


**FLAT 8 PEGASUS COURT**  
Broad Road, Sale  
**OFFERS OVER**  
**£200,000**

**SECOND FLOOR**  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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



Forming part of the ever popular Pegasus Court development is this two bedroom second floor retirement apartment. The property has been maintained to the very highest of standards and features a stunning newly fitted kitchen. Situated in a privileged position in a leafy part of Sale, just across from Worthington Park and within a short distance of the Town Centre and its many amenities.

**GASCOIGNE HALMAN**



- Two Bedroom Second Floor Apartment
- Lovely Views Over Worthington Park
- Lift Access To All Floors

- Positioned Within Walking Distance To Sale Town Centre
- Communal Gardens & Parking
- Must Be Viewed To Be Appreciated

**OFFERS OVER  
£200,000**

**FLAT 8 PEGASUS COURT**

61 Broad Road, Sale



**DESCRIPTION**

This well presented second floor retirement apartment at Pegasus Court is found in a secluded development on Broad Road yet still within easy reach of Sale Town Centre, benefiting from views over Worthington Park from all principle rooms viewings are essential to take in the accommodation on offer. There is a spacious lounge with room for a dining table, separate kitchen, two bedrooms both having built in wardrobes, & bathroom suite. This wonderful development offers a unique living experience, with its well presented communal areas that enable residents and guests to socialise with regular coffee mornings in the lounge or conservatory.

This fabulous complex offers guest rooms for visitors (small charge applies) as well as laundry facilities. Externally communal gardens are well kept with a combination of mature trees and plants. Residents parking available

**LOCATION**

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

**DIRECTIONS**

For SatNav purposes: M33 2ES

**TENURE**

Leasehold - 150 years from 1 January 1991 - SC £2111.94 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 - Council Tax Band D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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