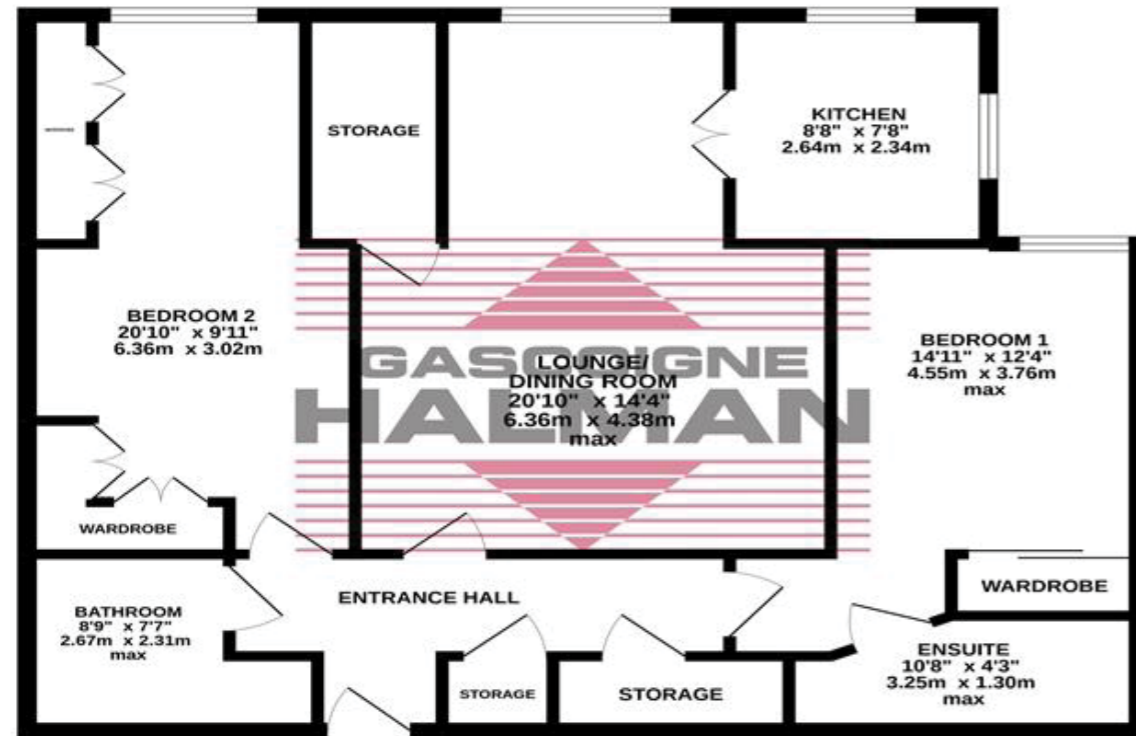


**APT 24 MICHAEL COURT**  
 43 Oakfield, Sale  
**£289,950**

THIRD FLOOR  
 888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 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



This popular McCarthy Stone retirement development offers a third floor two bedroomed apartment overlooking the south-west aspect. The modern complex reveals excellent facilities comprising a large communal lounge with kitchen, communal laundry room and gardens along with a guest room for visitors. McCarthy Stone are a leading retirement builder who offer statement design developments. This beautiful complex is located along a desirable tree lined road in Sale, and is positioned within easy access to Sale town centre and Ashton on Mersey village.

**GASCOIGNE HALMAN**

- McCarthy & Stone Retirement Apartment
- Third Floor Apartment accessed via Stairs or Lift
- Two Double Bedrooms enjoying Pleasant Communal Garden Aspect

- Spacious Lounge With Dining Area
- Communal Areas Internally & Externally, Including Lounge and Laundry Room
- Must Be Viewed To Be Appreciated

**£289,950**

**APT 24 MICHAEL COURT**

43 Oakfield, Sale



**DESCRIPTION**

The lovely apartment has a spacious lounge with dining area, modern kitchen, contemporary bathroom and en suite shower room to the main bedroom with a further exceptionally good sized second bedroom. The lounge, kitchen and main bedroom, in particular, boast lovely views over the garden. An added bonus is the generous storage space provided together with cloaks cupboard and good sized airing cupboard. There is the added advantage of lift access to all floors and the development is further serviced by a house manager. A car park space is allocated to the apartment at an additional cost. Viewing is highly recommended.

**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 6NG

**TENURE**

Leasehold - £125.00 years from 1st January 2011 - GR C. £10 PA Vendor advise GR is £495.00 PA SC £4,404.60PA. Car parking space is £250.00 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 - 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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**GASCOIGNE HALMAN**