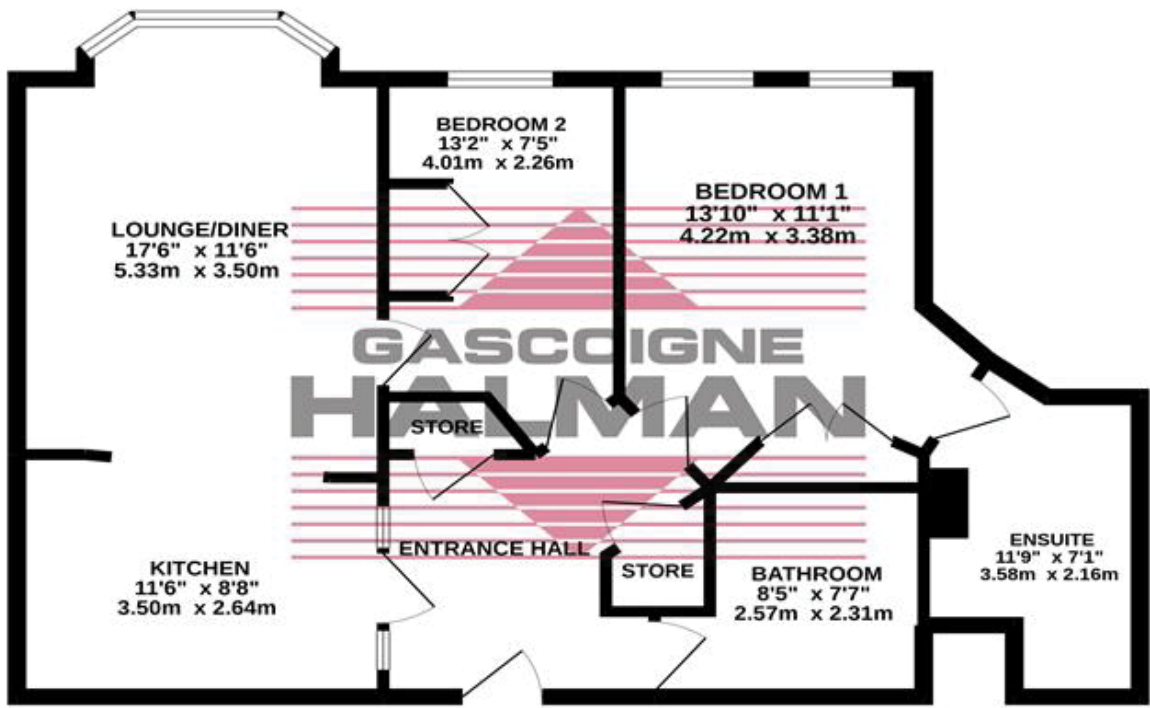


FIRST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 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 misstatement. 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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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 wonderful two double bedroom first floor apartment is positioned in a highly desirable modern development with gated parking and lift access. Ashton on Mersey Village, Brooklands Metrolink as well as Ashton on Mersey School & Selsey Avenue Playing Fields are all within easy reach, promoting a convenient setting. No Onward Chain

GASCOIGNE HALMAN

- Highly Desirable Modern Development Constructed in 2002
- Gated Parking & Communal Gardens
- Contemporary Two Double Bedrooms First Floor Apartment

- Walking Distance to Brooklands Metrolink
- Zoned for Excellent Primary & Secondary Schools
- No Onward Chain

£239,995

12 REGENCY COURT

Harboro Road, Sale



DESCRIPTION

Internally this fabulous apartment promotes an entrance hallway with ample storage. Branching out from the hallway is a family bathroom along with two double bedrooms, the master bedroom includes a spacious en-suite shower room. A contemporary kitchen reveals an open plan arrangement to the stylish bay fronted living room/dining room. The secure communal hallways are well presented which also includes a lift to all levels. Externally there is ample parking to the front and side with gated access leading to allocated residents parking and communal gardens to the rear. No Chain.

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 5UL

TENURE

Leasehold - 250 years from 1 January 2002 - Vendor advised SC £1400PA - 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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