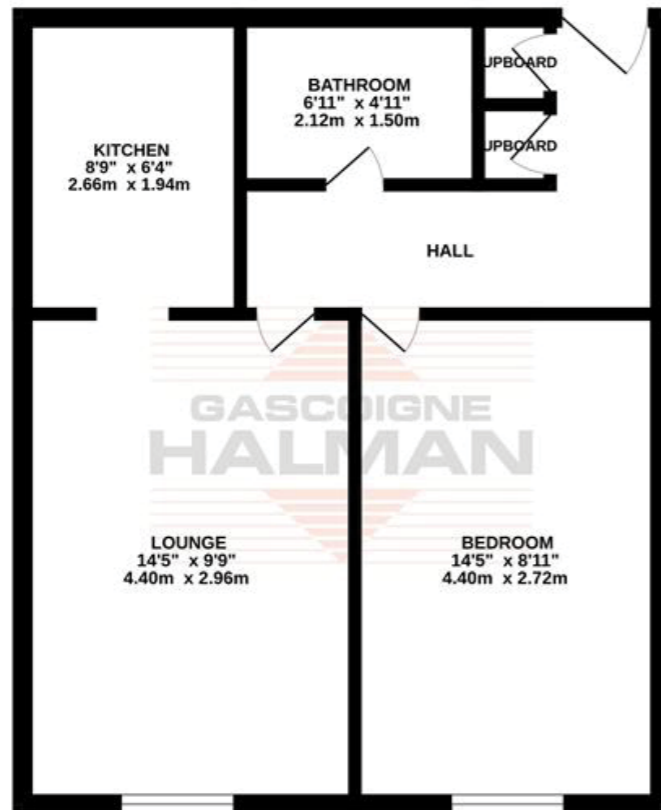


FLAT 40 WOODHEY COURT

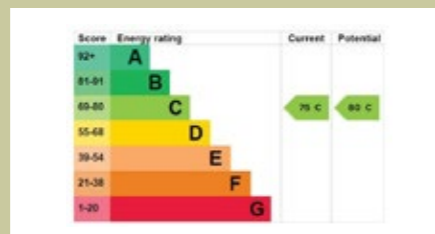
Alma Road, Sale

£85,000

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 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@gascoignealman.co.uk

gascoignealman.co.uk



This established and desirable apartment complex is designed for retirement living. Set in a quiet cul-de-sac and offering beautiful communal gardens, this one bedroom second floor retirement apartment offers spacious accommodation throughout. With the added benefit of a large communal lounge residents are able to interact with one another and there is a genuine sense of community within the development.

GASCOIGNE HALMAN

- Second Floor Retirement Apartment With Lift Access To All Floors
- One Double Bedroom With Fitted Wardrobes
- Spacious Lounge/Dining Room

- Modern Shower Room
- Ample Residents Parking & Beautiful Communal Gardens
- Generous Communal Lounge And Laundry Room

£85,000

FLAT 40 WOODHEY COURT

Alma Road, Sale



This second floor retirement apartment is located on a quiet cul-de-sac enjoying the excellent facilities of the development, including a house manager during the week, a spacious communal lounge and laundry room. The apartment itself comprises of an entrance hall with some excellent storage available through the various cupboards, a generous bedroom with fitted wardrobes, a modern bathroom with a three piece suite, a fitted kitchen and a spacious lounge/dining area. There are numerous windows throughout the apartment letting in lots of wonderful natural light. The development boasts well established communal gardens along with ample residents parking.

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 4LT

TENURE

Leasehold - 99 Years from 25th December 1987 (GR - Inc in SC - SC £2950.00 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 B

VIEWING

Viewing strictly by appointment through the Agents.

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



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