

APT 13, ONE PARK AVENUE
 1 Park Avenue, Sale
£260,000

FIRST FLOOR
 695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.

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THE AREAS LEADING ESTATE AGENCY

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This exquisite first-floor apartment features an open-plan living area, complemented by two spacious double bedrooms, including a master suite with an ensuite bathroom. With convenient lift access and allocated parking, along with extra visitor parking, this presents an excellent opportunity for various potential buyers.

- Two Double Bedroom First Floor Apartment
- Open Plan Lounge/Kitchen/Dining Room
- Ideal Location - Close To Metrolink and Town Centre

- Gated Residents & Visitors Parking
- Lift Access To All Floors
- Must Be Viewed To Be Appreciated

£260,000

APT 13 ONE PARK AVENUE

1 Park Avenue, Sale



Situated within the newly completed residential complex known as 'One Park Avenue,' this exceptional two double bedroom apartment is ideally located in the center of Sale Town. The first-floor apartment benefits from proximity to major motorway networks and several Metrolink stations. The apartments have been meticulously designed and are presented to a high modern standard. The stylish lobby features a lift providing access to all floors, ensuring that each residence is easily reachable, along with the added benefit of designated parking for residents.

The welcoming entrance includes a spacious open-plan lounge, dining, and kitchen area enhances the living experience, while the two double bedrooms include a master suite with an ensuite shower room, complemented by a separate contemporary bathroom.

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 6AH

TENURE

Leasehold - 250 Years from and including 31st January 2020
GR £205.00 PA SC £1264.80 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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