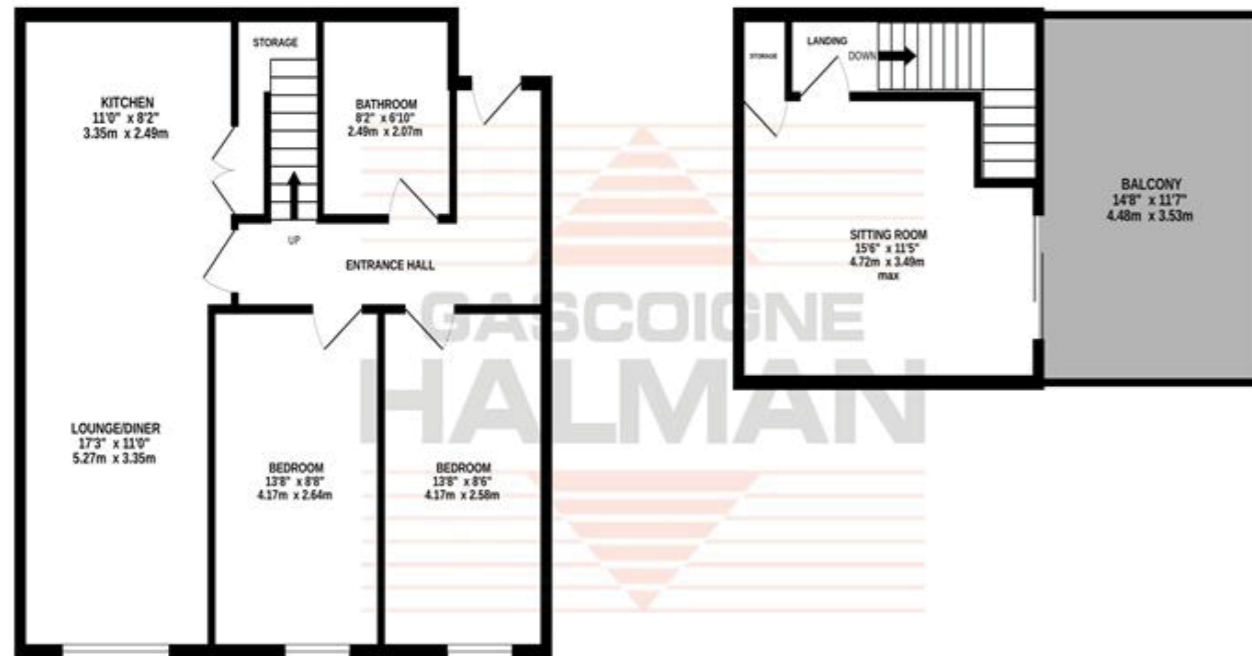


APT 33 MAPLE COURT
 145-149 Cross Street, Sale
£295,000

THIRD FLOOR
 672 sq.ft. (62.4 sq.m.) approx.

UPPER LEVEL
 225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 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



'Maple Court' is a luxury development of apartments located within walking distance of Sale Town Centre. This two double bedroom duplex apartment boasts modern living to a high standard which must be viewed to be appreciated. The property is close to local amenities and excellent transport links, making this ideal for a variety of buyers. No Chain.

GASCOIGNE HALMAN

- Luxury Development Of Apartments
- Prominently Positioned Within Walking Distance To Sale Town Centre
- Two Double Bedroom & Three Piece Bathroom

- Located On Third Floor With Lift To All Floors Within Development
- Two Spacious Reception Rooms & Roof Terrace With Beautiful Views
- Modern Accommodation Throughout

£295,000

APT 33 MAPLE COURT

145-149 Cross Street, Sale



This fantastic development is prominently positioned close to local amenities and excellent transport links. The main features of this development is its convenient location just a short walk from Sale Town Centre plus the advantage of secure parking, entry phone system and a lift providing access to this top floor property. The apartment boasts spacious accommodation over two floors which still feels new throughout. With two double bedrooms, large three piece bathroom and a wonderful open-plan kitchen and living area plus a secondary reception room to the upper level with the added bonus of a private roof terrace with views over Manchester.

In addition to the modern internal living, there is also resident parking within a private carpark with electronically operated barrier.

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 7JW

TENURE

Leasehold - 250 years from 23rd March 2018 GR £270.00PA SC-£2330.00PA- 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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