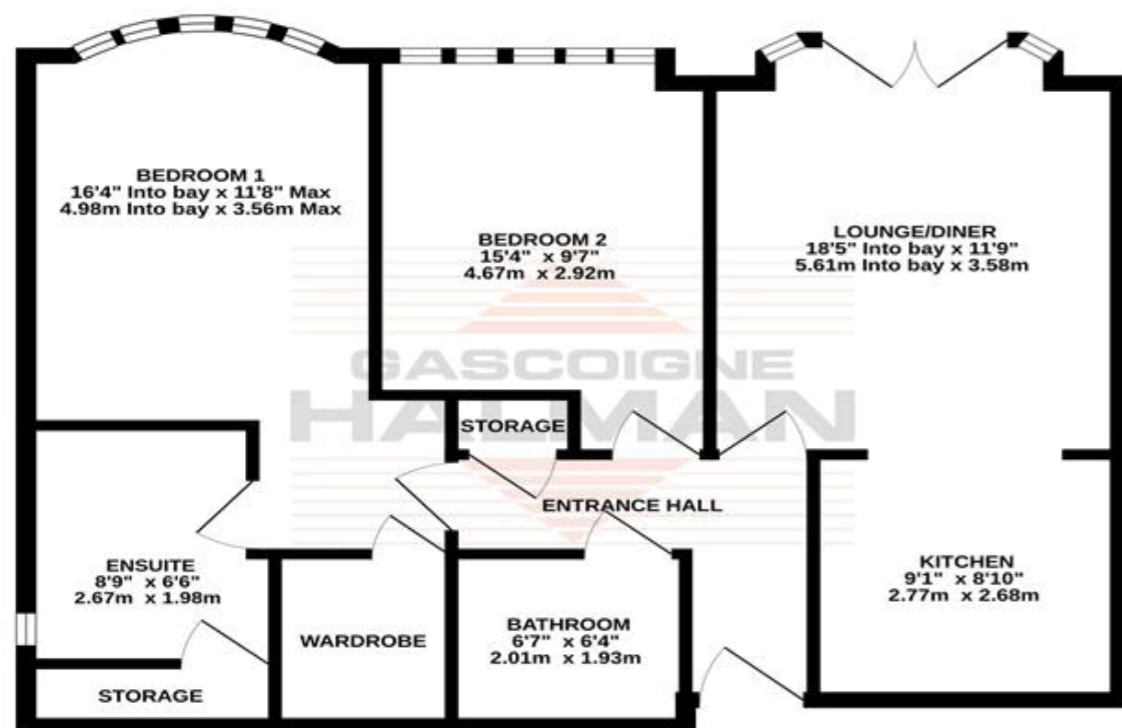


# FLAT 6 SERENITY

30 Moss Lane, Sale

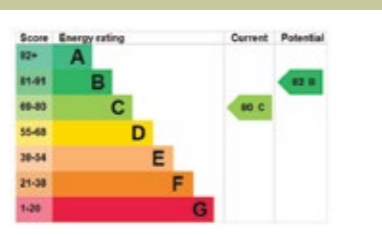
£339,950

GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 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



GASCOIGNE HALMAN

This generously sized first-floor apartment is located in a highly desirable area along the well-regarded tree-lined 'Moss Lane.' The contemporary apartment complex features two double bedrooms and two bathrooms.

It is presented in excellent condition throughout, making it an attractive option for a diverse range of buyers. Additionally, it is offered with no onward chain.



- Modern First Floor Apartment
- Located In The Modern & Sought After 'Serenity' Development
- Two Double Bedrooms With Master Boasting Ensuite & Dressing Room

- Juliette Balcony With Double French Doors
- Electric Gates Leading To Private Allocated Parking

**£339,950**

**FLAT 6 SERENITY**

30 Moss Lane, Sale



Serenity represents an exquisite contemporary development established in 2004 by the renowned 'Villafont Homes'. Access to the property is granted through wrought iron electric gates, leading to private allocated parking at the rear, ensuring a high level of security and privacy. Upon entering the apartment, one is greeted by a spacious entrance hall that connects to several rooms. The first of these is a generous living/dining area featuring a Juliette balcony that overlooks the rear gardens. The modern kitchen is equipped with a comprehensive range of integrated appliances. The master suite is notably large, complete with a walk-in dressing room and an expansive en-suite shower room.

The second bedroom is also generously sized, and a well-appointed main bathroom rounds out the living space. The external garden areas offer a delightful environment, while the communal spaces are meticulously maintained. Access to all floors is facilitated by both a lift and stairs. Additionally, this apartment benefits from the advantage of being sold with 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 6GD

**TENURE**

Leasehold - 999 Years from 22nd December 2002 - GR £392.42 PA SC - £2400 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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