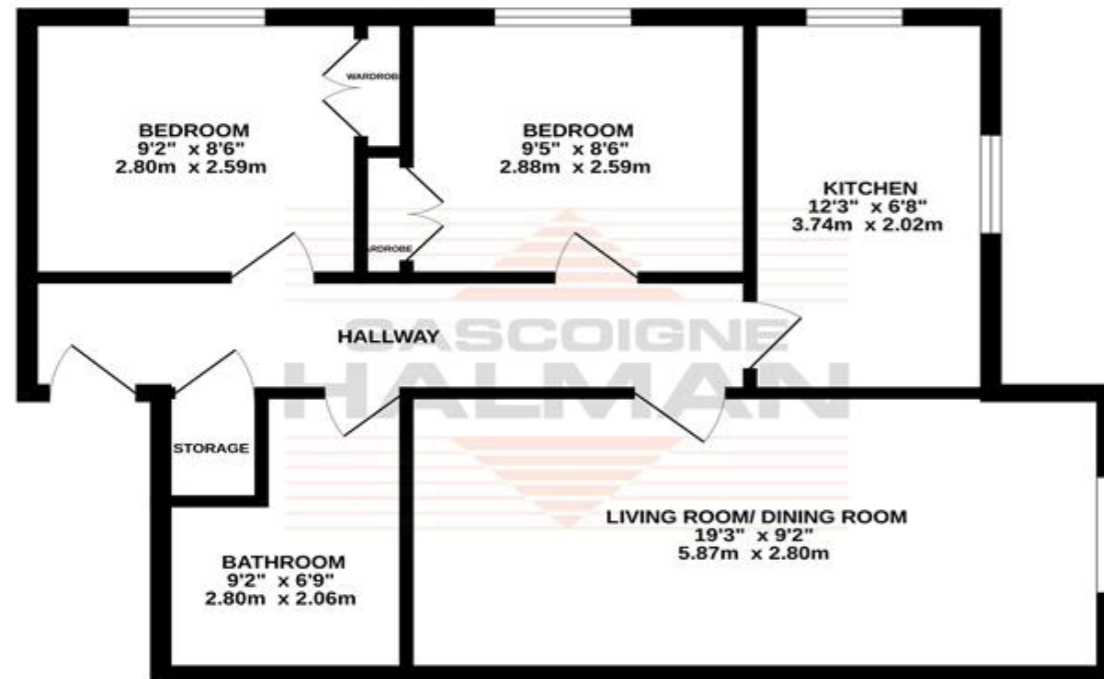


FLAT 9/PARKLANDS

Charlton Drive, Sale

£190,000

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



This two-bedroom first-floor retirement apartment is located within the highly sought-after Parklands development. The property has been well-maintained throughout and enjoys a prime location close to Worthington Park, as well as being in close proximity to the Town Centre and its numerous amenities

GASCOIGNE HALMAN

- Two Double Bedrooms with fitted wardrobes
- Positioned Within Walking Distance To Sale Town Centre
- Over 55's retirement development

- No onward chain
- Communal Gardens & Parking
- First Floor Apartment

£190,000

FLAT 9/PARKLANDS

Charlton Drive, Sale



DESCRIPTION

This well presented First Floor retirement apartment at Parklands is found in a secluded development off Charlton Drive, yet still within easy reach of Sale Town Centre. The apartment begins with generous hallway which branches off into two double bedrooms, both of which benefiting from fitted wardrobes, a three piece bathroom suite, spacious living/dining room with views over the communal gardens, a separate refitted kitchen completes the spacious accommodation. This wonderful development offers a unique living experience, with its well presented communal areas internally & Externally. The development also benefits from allocated 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 2JB

TENURE

Leasehold - 125 Years from 1st April 1992 - Ground rent:£1 (Peppercorn PA) Service Charge: £2,392.2 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 C

VIEWING

Viewing strictly by appointment through the Agents.

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



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