



**GASCOIGNE
HALMAN**

Trident, 21-25 Ashton Lane, Sale
£185,000

THE AREA'S LEADING ESTATE AGENCY



This remarkable two-bedroom apartment on the second floor is located in a highly desirable development in the center of Sale. The apartment features two bedrooms and two bathrooms, and it also offers the advantage of having no onward chain.

Property details

- Sought After Development
- Two Double Bedrooms, Two Bathrooms
- Large Kitchen/ Living Room
- Allocated Parking For All Residents
- Great Location In The Heart Of Sale
- Close To Great Transport Connections Including Tram And Motorway



About this property

Internally, the apartment begins with a welcoming entrance hall.

Off the hallway, there is a family bathroom along with two double bedrooms, the master of which enjoys a spacious en-suite shower room. The living/ dining area provides ample space whilst the contemporary kitchen is well-equipped with a range of appliances.

The secure communal areas are kept in excellent condition. Additionally, there is designated parking available for resident and is also offered with no onward chain.





DIRECTIONS

M33 6PS

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	50 E
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

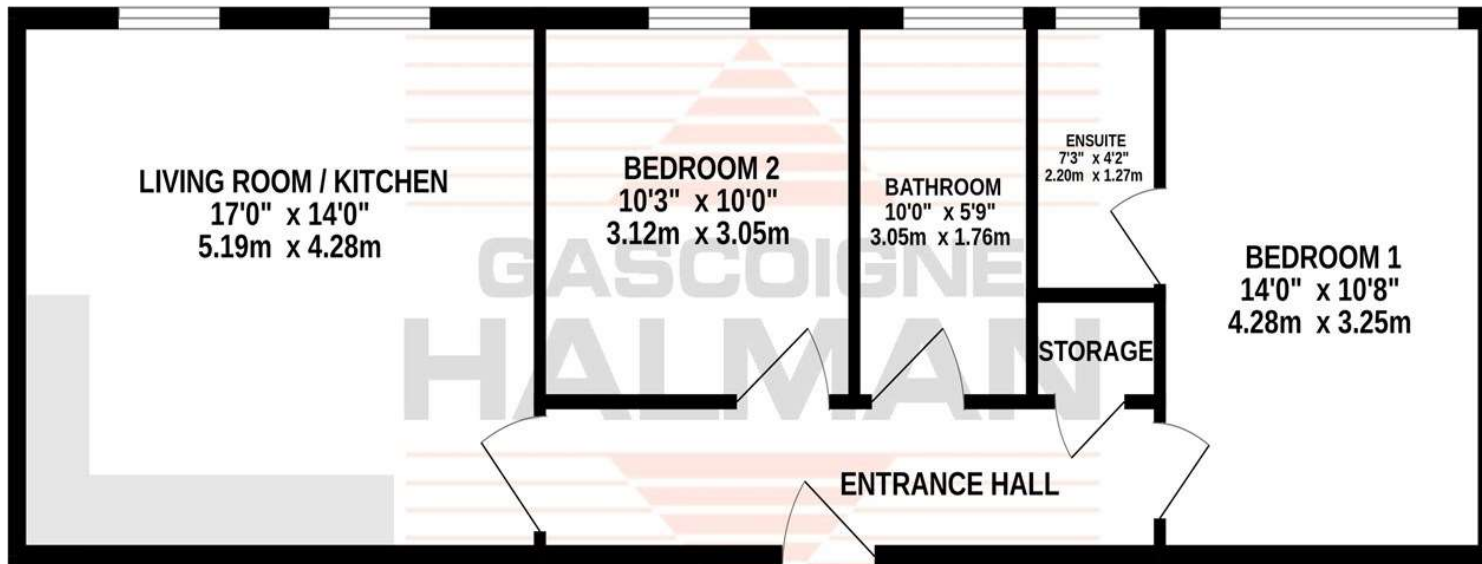
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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