

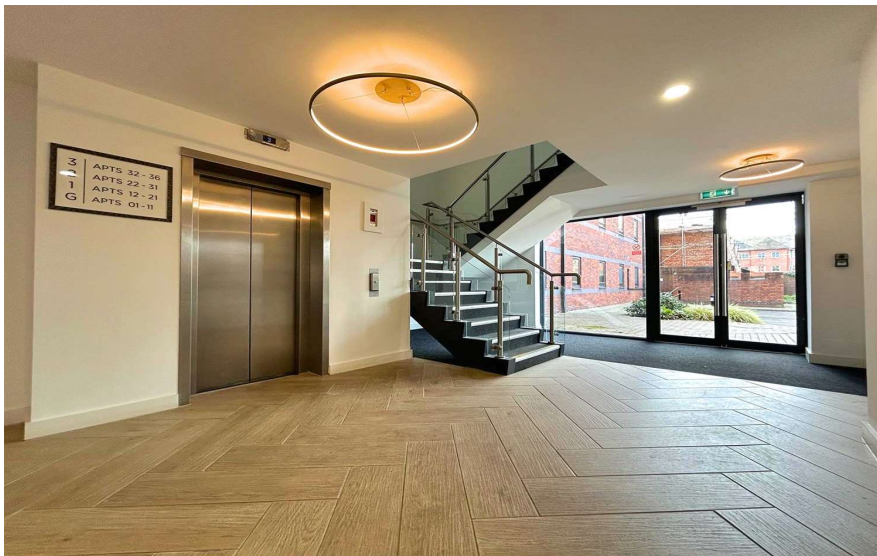


**GASCOIGNE  
HALMAN**

One Park Avenue, Sale  
**Offers in Region of £245,000**

THE AREA'S LEADING ESTATE AGENCY





This wonderful apartment is located on the second floor and boasts two generously sized double bedrooms, perfectly situated in the heart of Sale. Located within the prestigious One Park Avenue development, this modern residence represents a superior quality of living, highlighting sophisticated interiors and an exceptional layout. No Chain.

## Property details

- Two Double Bedroom Second Floor Apartment
- Gated Residents & Visitors Parking
- Open Plan Lounge/Kitchen/Dining Room
- Modern Finish Throughout Apartment
- Ideal Location - Close To Metrolink and Town Centre
- Ideal For A Variety Of Buyers - No Chain





## About this property

The apartment is prominently situated on the second floor of this contemporary development, which can be accessed via stairs or a lift.

Upon entering the apartment, one is greeted by a spacious open-plan kitchen, living, and dining area, meticulously designed to cater to modern lifestyles. This bright and welcoming space is ideal for both relaxation and social gatherings. The kitchen boasts high-end appliances, elegant cabinetry, and ample counter space.

Both bedrooms are generously sized doubles, located through a separate hallway that is discreetly positioned away from the living area. The main bathroom is tastefully designed with modern fixtures.

Furthermore, this property comes with allocated parking, providing secure off-road parking.

This exceptional apartment represents an outstanding opportunity for first-time buyers, individuals looking to downsize, or investors in search of a stunning modern property in a desirable location. No Chain.





## DIRECTIONS

M33 6AH

## COUNCIL TAX BAND

D

## 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             | 71 C    | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | 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

None

## 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

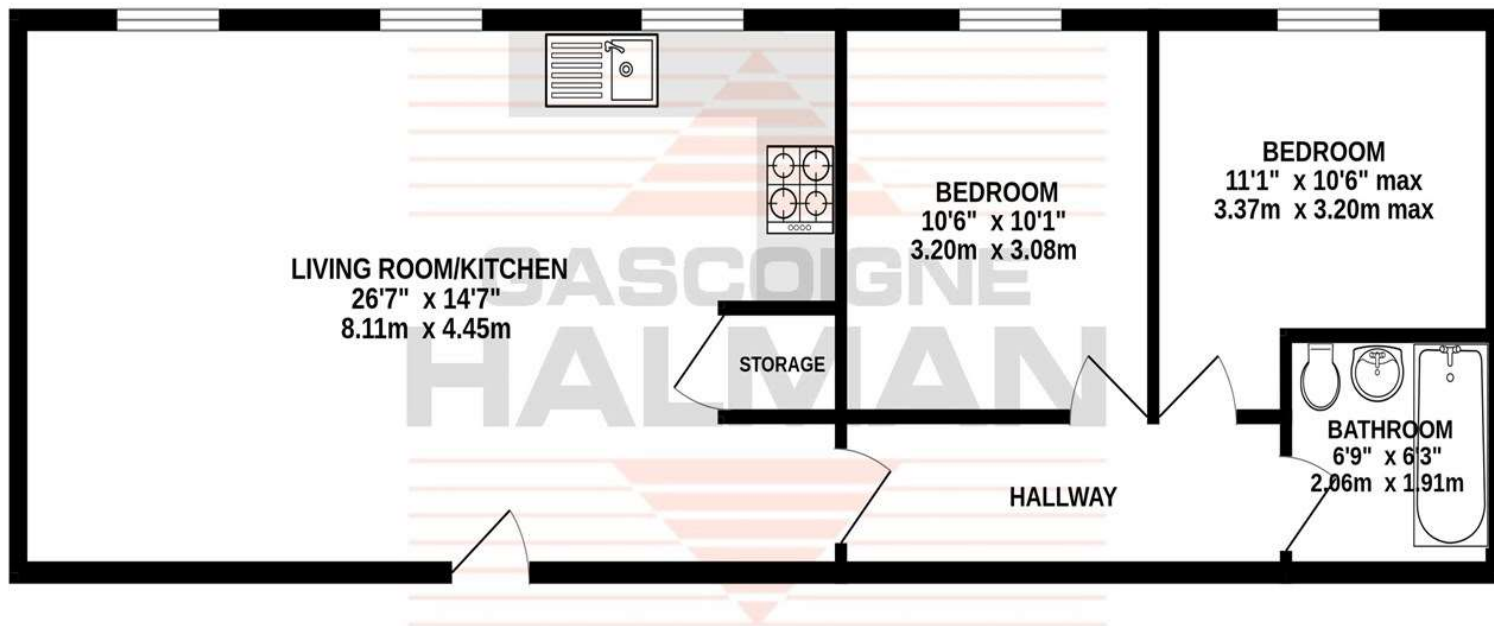
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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**SECOND FLOOR**  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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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