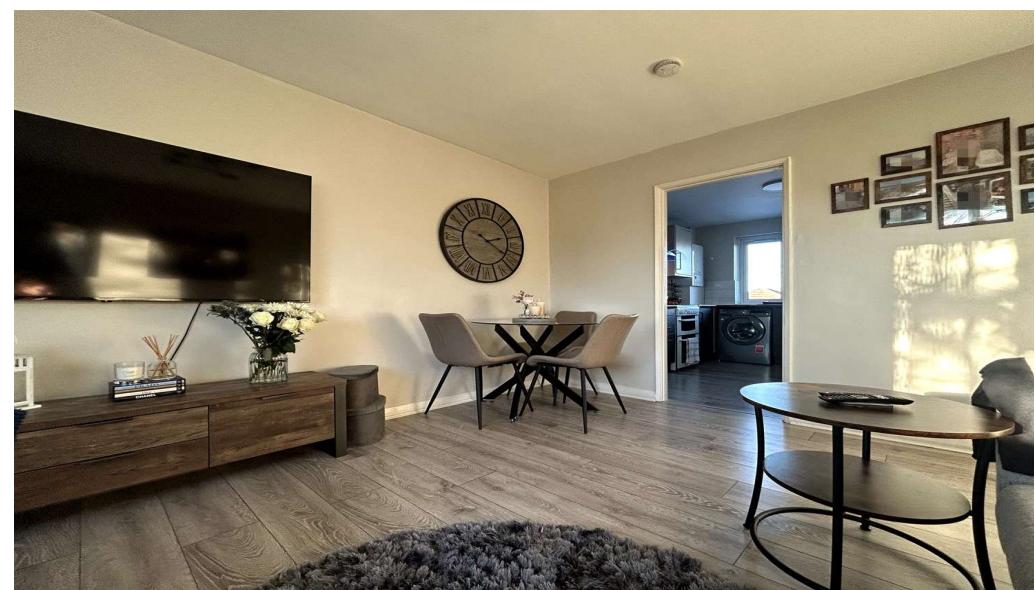




**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Windsor Court, Ashton Lane, Sale  
**£200,000.00**



Situated in a sought-after development just off the tree-lined Ashton Lane sits this exceptional two double bedroom top-floor apartment. Conveniently located near Ashton on Mersey village and Sale town centre, this generous apartment features a modern kitchen and bathroom, making it perfect for a variety of buyers, including first-time buyers.

## Property details

- Generous Top Floor Apartment
- Modern & Contemporary Decor Throughout
- Two Double Bedrooms
- Positioned In Highly Desirable Location Close To Sale Town Centre
- Residents Parking Available
- Must Be Viewed To Be Appreciated



## About this property

Located in a highly accessible area near Sale Town Centre and Ashton on Mersey Village, this stylish and spacious apartment is situated on the second floor of the desirable Windsor Court.

Internally, the property features an entrance hallway that provides access to all rooms, beginning with a roomy lounge/diner that has a large window offering delightful green views, which leads into a modern kitchen equipped with a practical storage cupboard.

The accommodation is completed by two ample double bedrooms, each featuring large windows, and a contemporary three-piece bathroom. Externally, the development provides residents with parking options at both the front and rear, in addition to communal gardens.







## DIRECTIONS

M33 6WF

## COUNCIL TAX BAND

B

## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

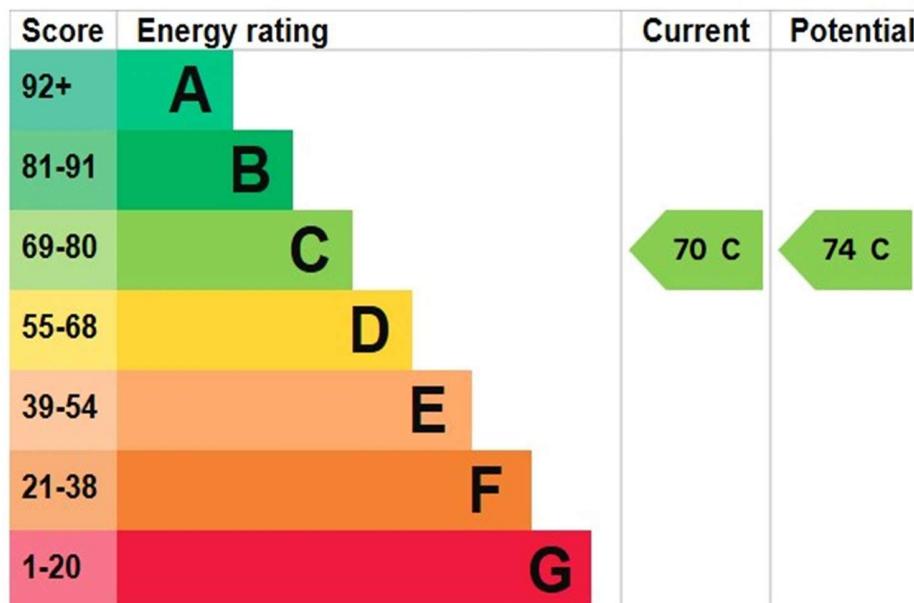
## LOCAL AUTHORITY

Trafford B C

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## 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

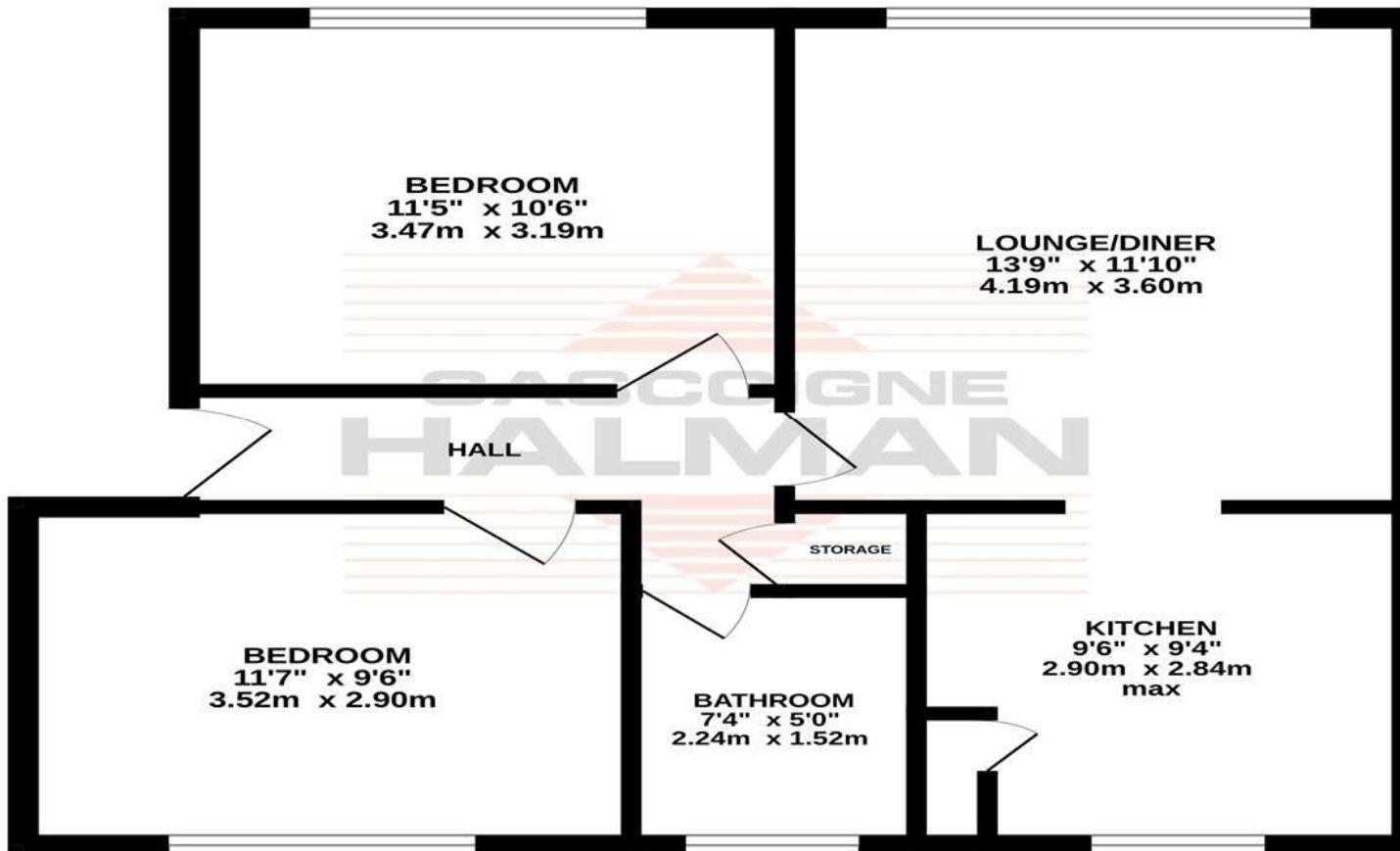
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

**SECOND FLOOR**  
569 sq.ft. (52.8 sq.m.) approx.



**TOTAL FLOOR AREA : 569 sq.ft. (52.8 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.



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB