



**** No chain **** One bedroom, retirement flat that would benefit from some modernisation. This fantastic, flat is positioned on the second floor, facing the front of the property and can be accessed via a lift. The property comprises of a double bedroom, open plan lounge/dining area, kitchen and bathroom. The property is double glazed and benefits from electric heating. Over 55's only. Positioned on stunning, well maintained communal gardens with parking at an additional cost. Positioned on the bus route and just a short distance from Sale town centre. Viewings are by appointment only and can be arranged by contacting the office.



Entrance Hall

Carpeted flooring, ceiling light point and mirror storage.

Bedroom

Carpeted flooring, ceiling light point, double glazed window to the front, electric wall heater, two wall lights, fitted storage and built in mirror wardrobe.

Bathroom

Three piece bathroom with a bath with a shower over and a vanity unit with sink and W.C. Ceiling light point, carpeted flooring and tiled walls.

Lounge/Diner

Carpeted flooring, double glazed window to the front, ceiling light point, electric wall mounted heated, plug points and television point. Access into the kitchen.

Kitchen

Fitted with wall and base units and roll top work surface. Electric hob and oven, sink with mixer tap, plug points and wall light.

Externally

Secure front door with access with a fob. Lovely and spacious communal areas and lift access to all floors. Beautiful communal grounds and residents parking. Located a short distance to Brooklands Metrolink and Sale town centre.

Leasehold

Last years quarterly budget - £1,065.47 This includes: Quarterly Service Charge - £715.47
Quarterly Sinking Fund - £291.67 Quarterly Redecoration Fund - £58.33 Car parking space it is an extra £315.00 per annum. Ground rent is £70 per annum. Commerson Estate Management Ltd



Thompson's
Estate Agents

Hattonfold
203 Brooklands Road
Sale M33 3PJ

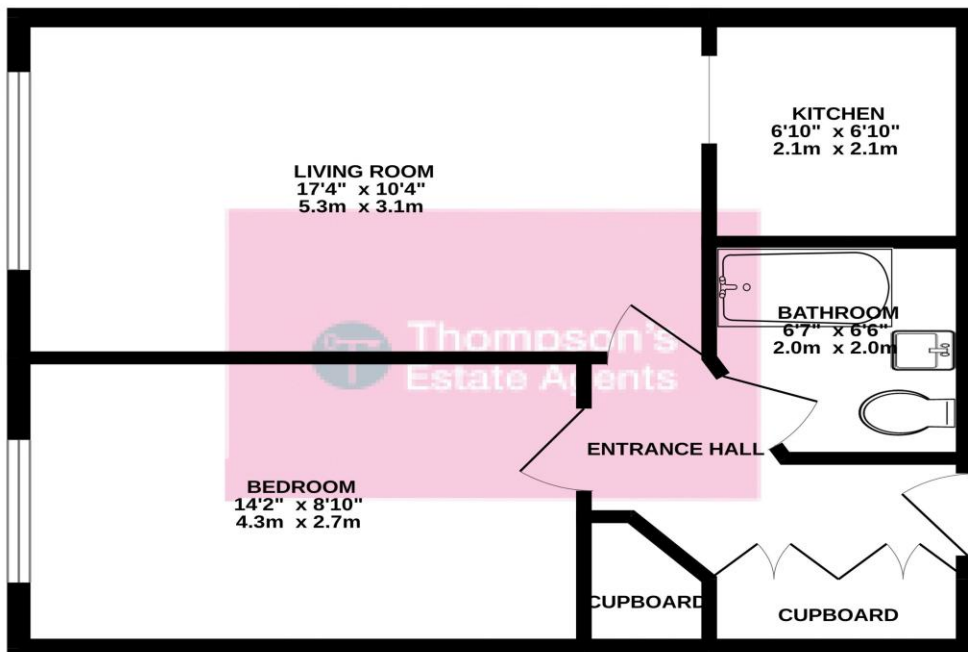




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GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 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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