



Flat K, Oakleigh House, 50 The Avenue | Sale | M33 4PH

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mellor





TO BE SOLD BY ONLINE AUCTION ON 4TH DECEMBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Flat K, Oakleigh House, 50 The Avenue, Sale, M33 4PH.

Characterful ready to move into penthouse apartment with large reception hall, two bedrooms, lounge, contemporary kitchen with built in oven, hob and extractor fan, office/study, modern bathroom. Beautiful communal grounds and parking. Gas central heating and double glazing. Vacant possession. Situated on 'The Avenue' arguably the most sought-after location within the Sale area which puts the property within easy reach of Sale Town Centre and falls within the catchment area of the highly regarded schools Trafford is renowned for including Sale Grammar School and Ashton-on-Mersey School. A greater assortment of amenities can be found in both Altrincham and Manchester.

\*\* VIRTUAL VIEWING AVAILABLE \*\*



## Additional Information

Here is a comparable property taken from Land Registry which has sold in the same development:

Flat G, Oakleigh House, Sale, M33 4PH sold on 06/01/2023 for £295,000 Flat 2 beds

Originally a grand detached house in semi-rural surroundings, it has been subdivided into thirteen self-contained apartments. Three at ground floor, four at first floor, four at second floor and two in the basement. A number of period features remain including impressive floor to ceiling heights, ornate plaster work and some original fire places. Public transport links include Brooklands and Sale Stations together with a network of bus services. The development is well situated for a network of road links including the A56, M56 and M60, both of which offer access to the M6. Tenant ready property rental values in the area are in the region of £1000 to £1100 per month. EPC rating C.

## Auction consultant dealing with this property

Kate Freer

## In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

## Important notice

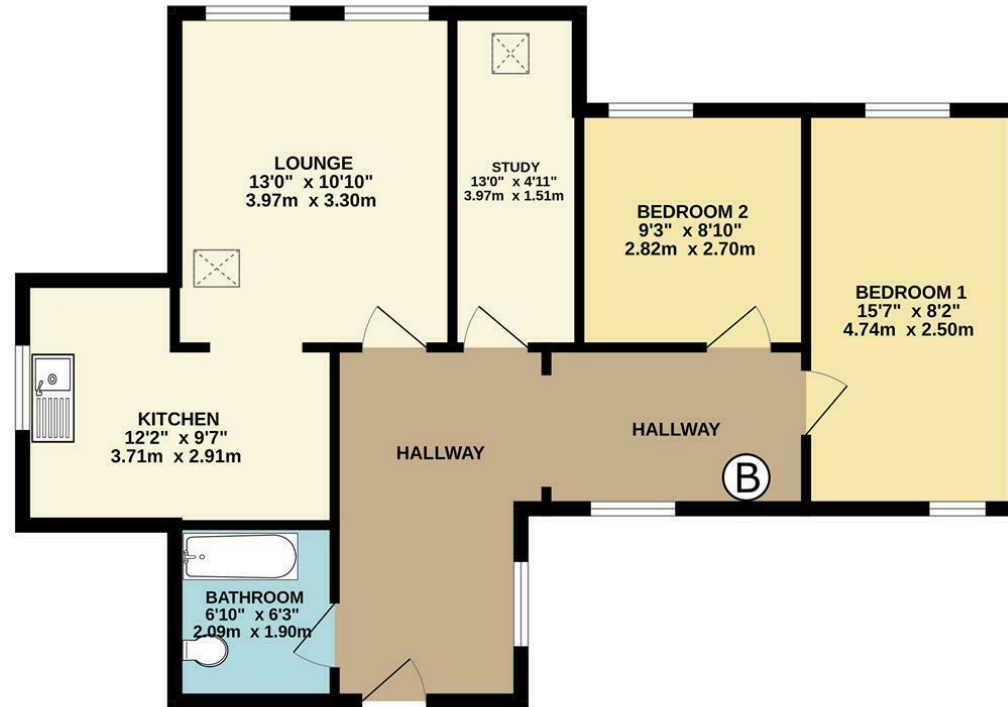
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 100 Years
- Annual Ground Rent: £1235.76

- Annual Service Charge: £2471.52

## EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*