



Flat 26 Hattonfold, Sale, M33 3PJ

£110,000

www.jordanfishwick.co.uk



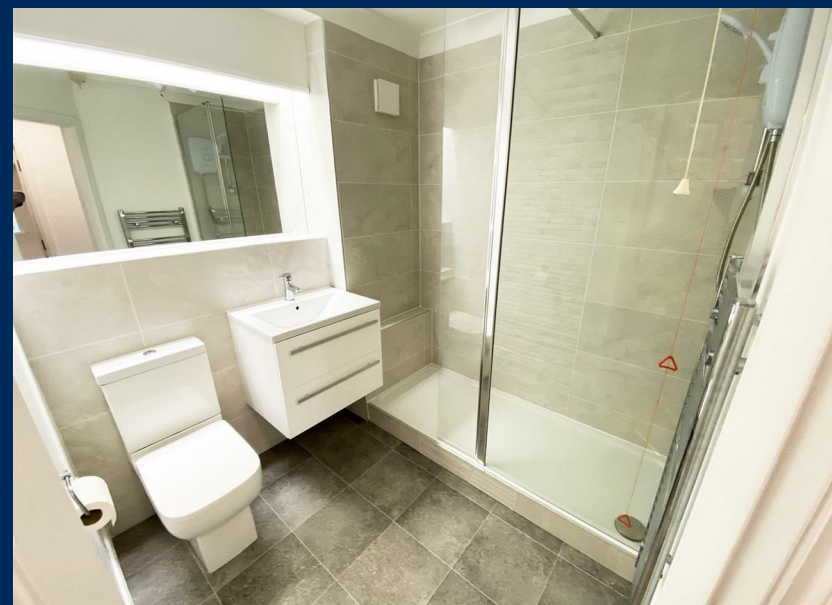


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- Refurbished Retirement Flat
- Second Floor
- Guest Suite & Laundry Room
- Generous Communal Gardens
- Service Charge £355.15 PCM - Ground Rent £70 PA
- New Kitchen and Shower Room
- Communal Lounge - Lift
- Resident and Visitor Parking
- Manchester Council Tax Band B, EPC C
- 125 Year Lease from 1985

Refurbished with a NEW KITCHEN and SHOWER ROOM. One bedroom SECOND FLOOR retirement apartment on one of the best regarded roads in Sale. The communal features include; generous residents lounge, kitchen, laundry room and guest suite. The apartment comprises; private hallway with ample storage, living/dining room, kitchen, bedroom with fitted wardrobes. Shower Room. Externally there are well maintained communal gardens and residents PARKING (£315 PA) with visitor spaces for free. INDEPENDENT LIVING FOR OVER 60s !

£110,000



Lease Details

Communal Entrance Hall

Communal Residents Lounge

Entrance Hall

Lounge

Kitchen

Bedroom

Bathroom

Outside



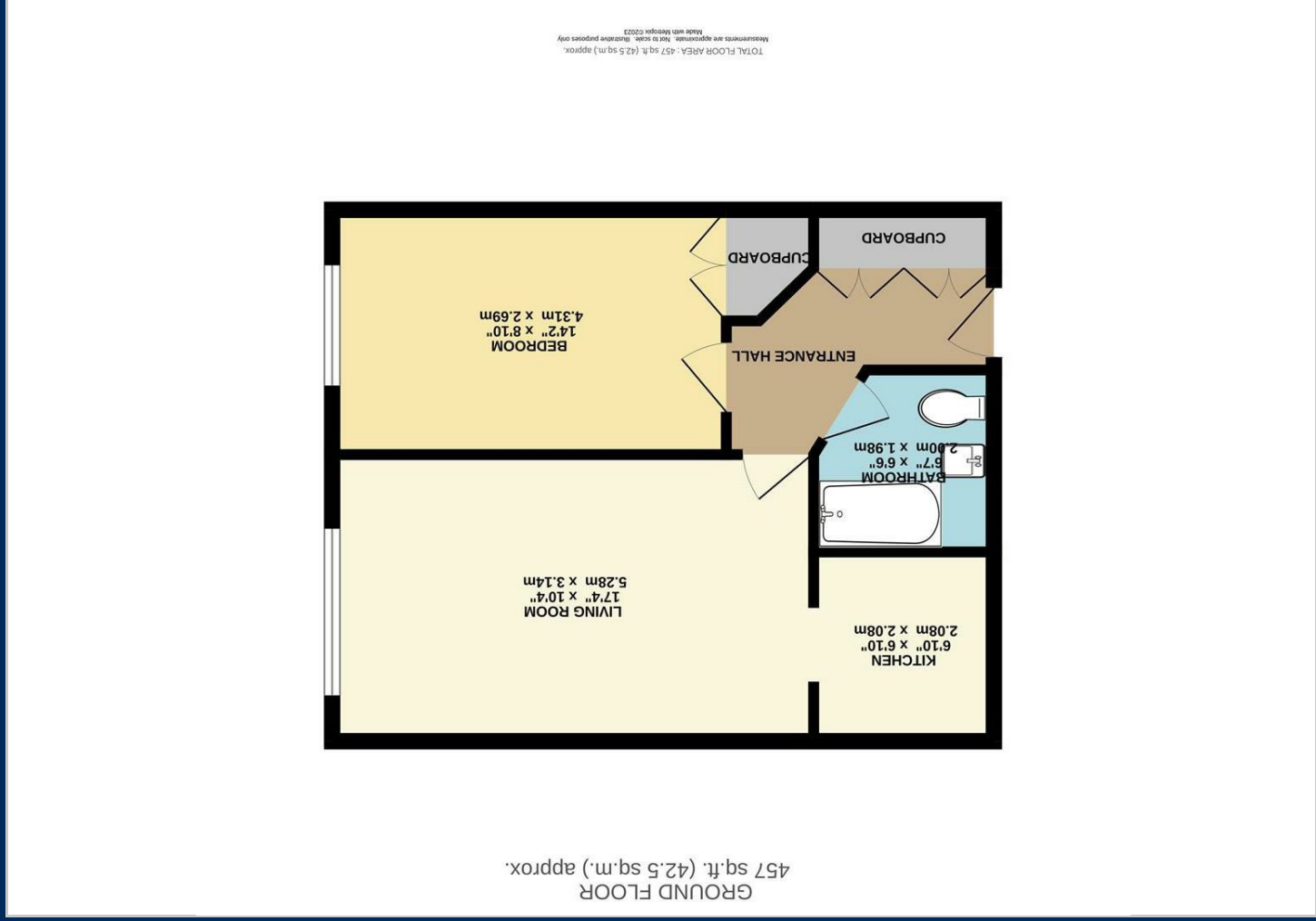
*Why take a risk?
Sell Smarter*

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Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, or form part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
76	83
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs (EU Directive 2002/91/EC)	
England & Wales	

Energy Performance Graph

