



**Flat 32 Grosvenor House, Sale, M33 6RW**

£185,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- First Floor Modern Apartment with Garage (5.2 m x 2.5m)
- 943 Years Left on Lease - Service Charge £879 PA
- Open Plan Kitchen Diner / Living Space with Breakfast Bar
- Close to Brooklands Metrolink
- EPC Rating - E
- Two Double Bedrooms
- Stylish Family Bathroom
- Additional Storage Cupboard Accessed from Landing
- In Catchment for Excellent Local Schools
- Trafford Council Tax Band B

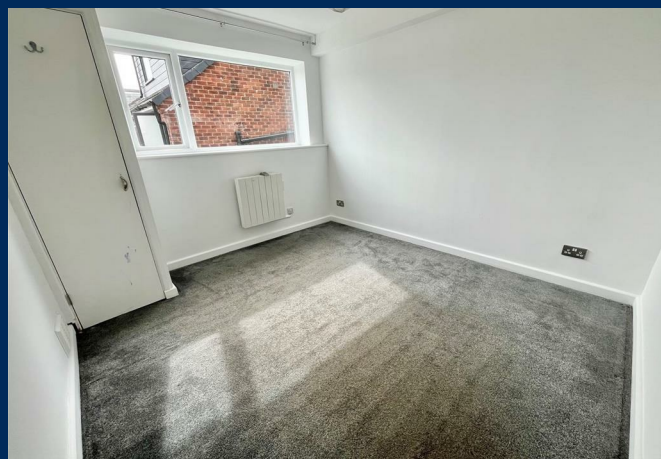
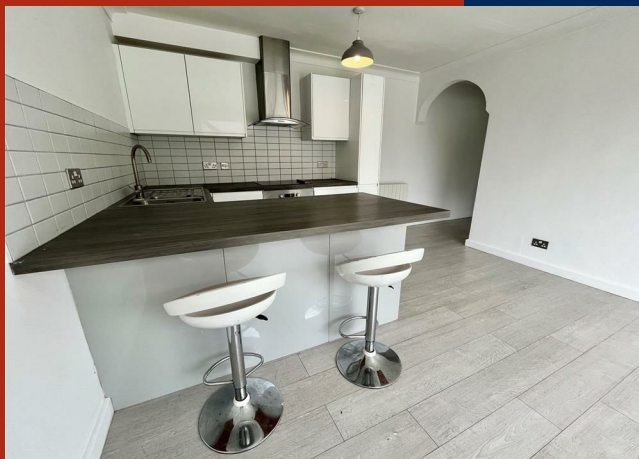
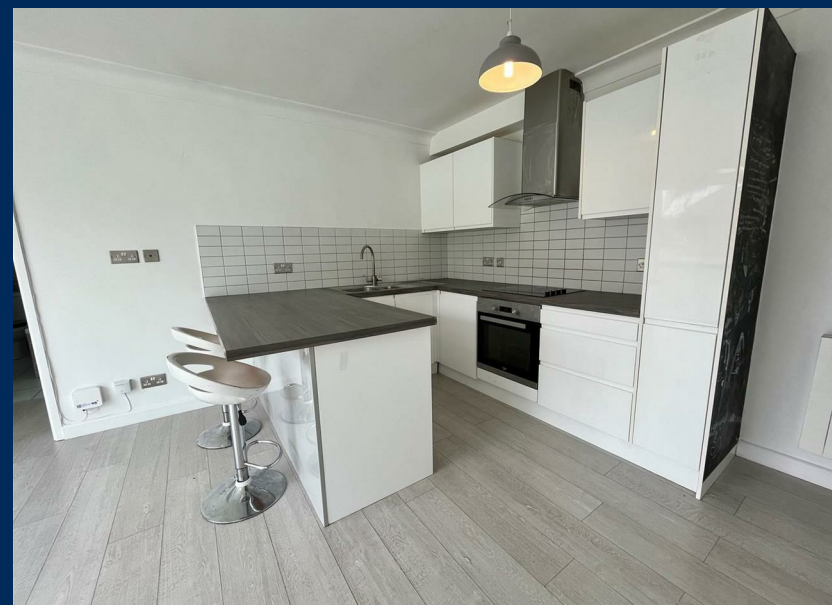
**\*NO CHAIN\*** Impressive two double bedroom, first floor apartment with open plan kitchen/ living room and garage. Tucked away on Grosvenor Square, accessed via car from Washway Road or by foot from Harboro Road, with easy access to Brooklands Metrolink, Sale Town Centre and it's amenities.

Comprising in brief; communal entrance, access to private storage room with space for some white goods. On entering the flat, spacious hallway, open plan kitchen/ lounge/ diner with breakfast bar, master bedroom with fitted mirrored wardrobes, second double bedroom, modern tiled bathroom with shower over bath and a storage area with space and plumbing for washing machine.

All electric with new electric radiators and a new hot water cylinder.

EPC rating - E Trafford Council Tax Band B

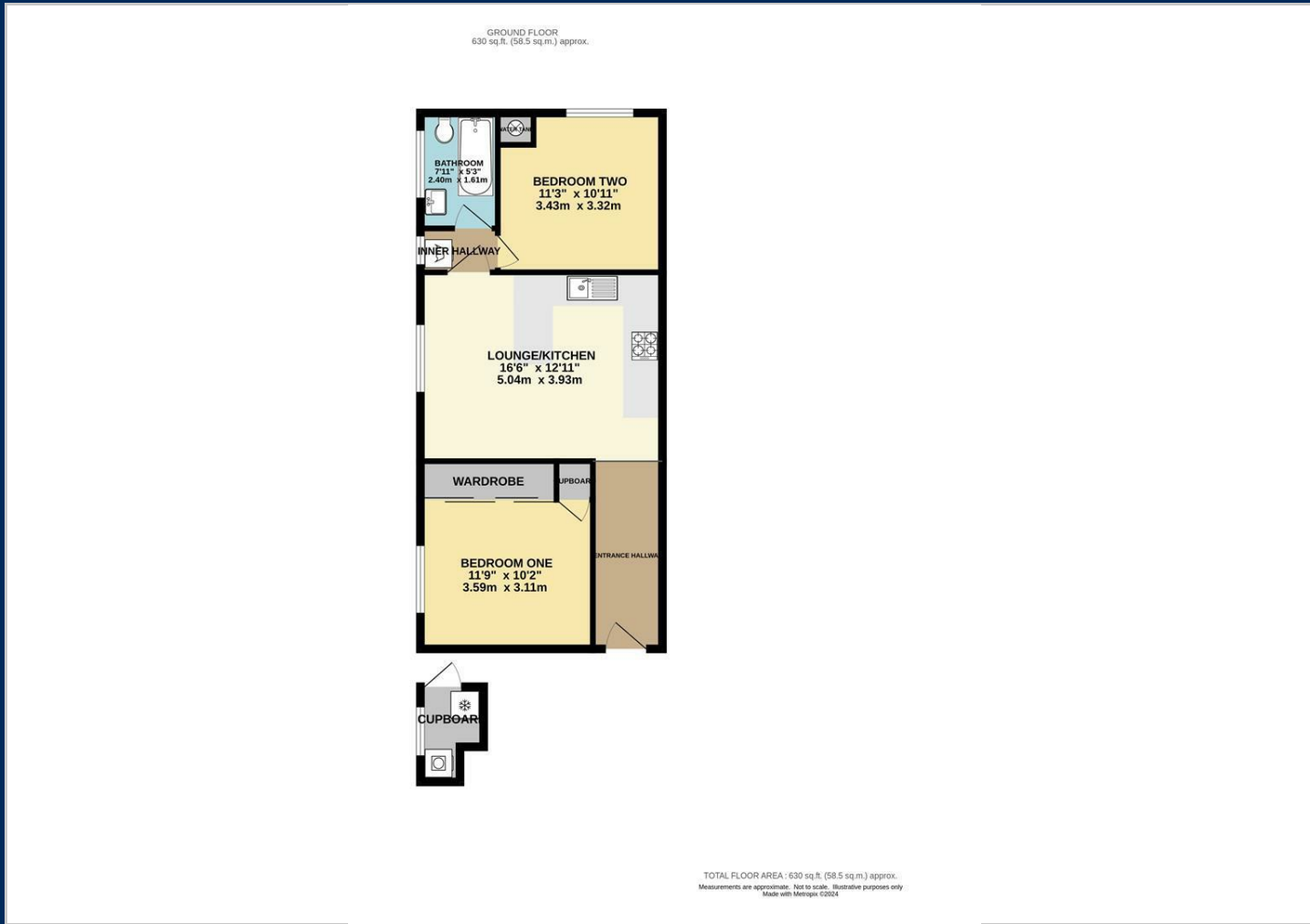
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## Floor Plans

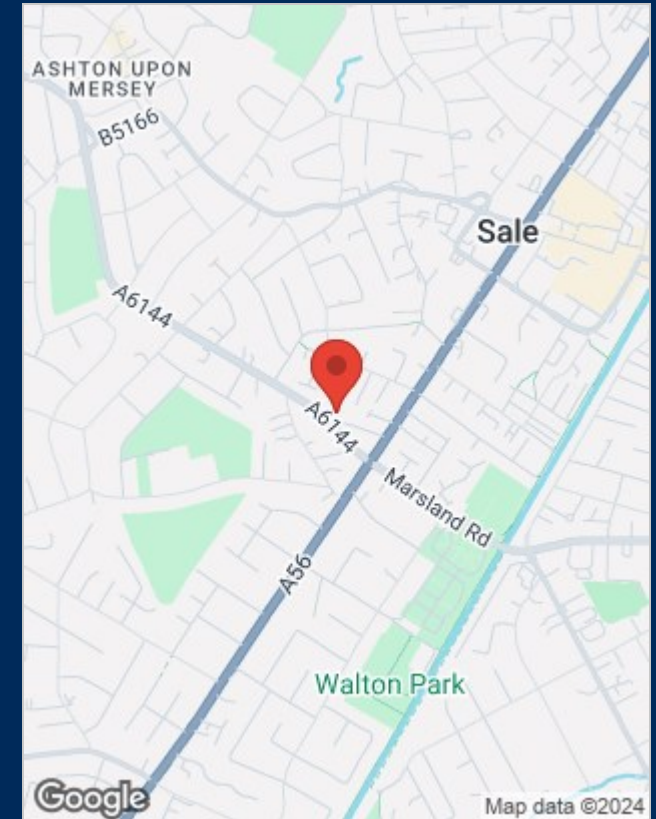


## Viewing

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, any 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.

## Location Map



## Energy Performance Graph

