



Flat 9 Sycamore Court, 180 Carrington Lane, Sale, Cheshire, M33 5UN

£160,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Ensuite

Fitted with a modern white three-piece suite with tiled flooring and tiled walls. Shower,, pedestal wash and basin with mixer tap and low-level WC. Heated towel rail.

Bedroom Two

Good size second bedroom with electric heater unit and UPVC double glazed window to the side aspect

Bathroom

Fitted with a modern white three-piece suite with tiled flooring and tiled walls. Panelled Bath with mixer tap and fitted shower, pedestal wash and basin with mixer tap and low-level WC. Chrome heated towel rail.

Outside

Communal grounds and gardens and allocated parking for residents and guests.

Lease Info

Ground Floor

Entrance Hall

Accessed via a wooden front door, carpeted flooring, electric heater, built-in walk in boiler cupboard housing the hot water cylinder.

Lounge/ Kitchen/ Diner

Great size open plan living space with Juliette balcony to front aspect, an additional two UPVC double glaze windows to side aspect. Two electric wall heater units, TV point and telephone points. The kitchen it's fitted with a modern range of white units with work surface areas. Four ring electric hob and fan oven below and extractor hood above single bowl single drainer stainless steel sink unit together with mixer tap, built-in fridge and freezer.

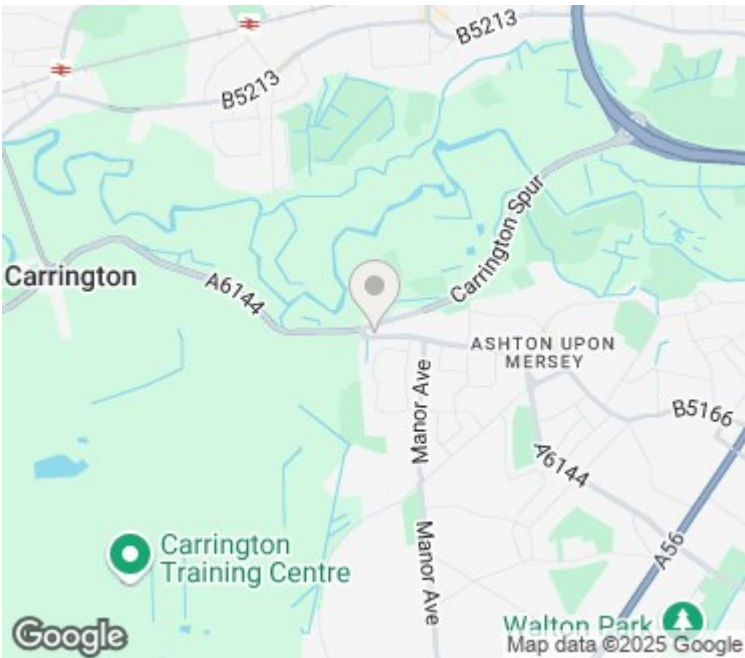
Bedroom One

Good size double bedroom. Built-in wardrobe with double sliding doors. Electric wall heater unit and UPVC double glazed window to be front aspect.

LANDLORDS ONLY * CASH BUYERS ONLY * Situated on Carrington Lane, close to the M60 for motorway access and surrounded by local amenities, this property is in a highly sought after location. The accommodation briefly comprises communal entrance hall with intercom, private entrance hallway, a large lounge with dining area, fitted integrated modern kitchen with appliances, modern three piece bathroom with shower over bath, good size modern double bedroom with en suite and further bedroom, Externally there is well maintained communal areas. Allocated parking plus visitors parking. EPC Rating C. Council Tax Band B

Attention all Buy To Let Investors - Rental Income £110pcm offering an attractive 8.2% approx. Gross Yield.

Service Charge - £129 PCM
Ground Rent - £67 PA
Lease - 130 Years Left

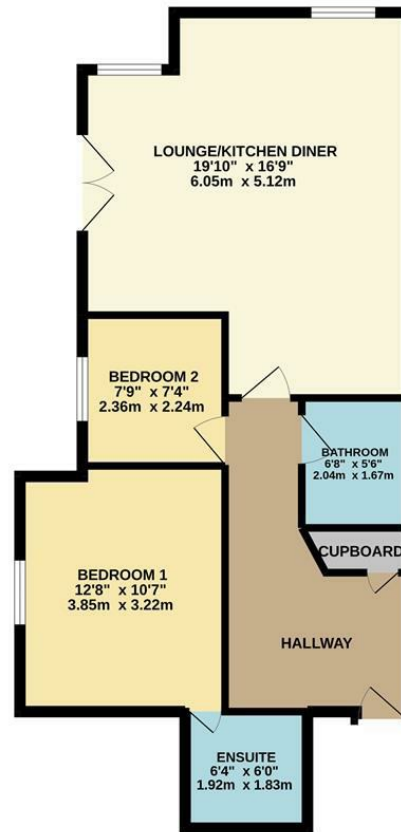


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	84
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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