



**Ashton Lane, Sale, M33**

**Offers Over: £190,000**

*Leasehold*

# Ashton Lane, Sale, M33

\* Offered with NO ONWARD CHAIN \*

Located on the popular Ashton Lane, Sale is this beautifully presented TWO DOUBLE bedroom ground floor apartment. Within easy reach of both Sale Town Centre and Ashton on Mersey Village this home offers access to an abundance of amenities and transport links. An ideal purchase for first time buyers, buy to let investors or professional couples.

Windsor Court is set in well presented communal grounds with visitors and residents parking. The apartment its self was completely refurbished three years ago and offers a spacious living room with views over the gardens, a modern fitted kitchen with integrated appliances, two DOUBLE bedrooms and a contemporary fitted bathroom.

A viewing is highly recommended to avoid disappointment.

Leasehold 999 years from 1 January 2005

Ground Rent £200pa

Service charge £139pcm

- Leasehold
- EPC Grade D
- Council Tax Band B

## Ground Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



Total area: approx. 49.4 sq. metres (531.8 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.