



Broad Road, Sale, Trafford, M33

£200,000

Leasehold

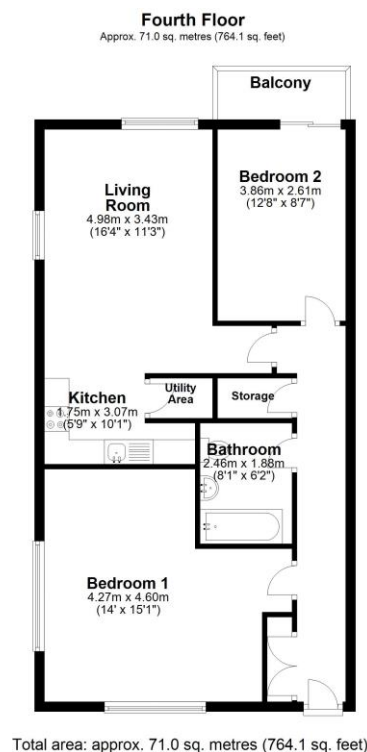
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**** Offered with NO ONWARD CHAIN **** A fantastic opportunity to purchase a TWO DOUBLE bedroom apartment with under croft parking located in the heart of Sale Town Centre. **** Shared ownership option available ****

This popular development is situated in the heart of Sale Town Centre with easy access to the Metrolink and the abundance of amenities Sale has to offer. A fantastic purchase for first time buyer, professional couples of buy to let investors.

The apartment itself is located on the 4th floor and offers breathtaking viewing over Sales and beyond. Offering an open plan living/ dining/ kitchen there is ample space for relaxing and entertaining. There are TWO double bedrooms, bedroom two offers access to the properties balcony and the main bathroom is fitted with modern suite.

- Leasehold
- 125 Year Lease 1.1.2007
- EPC C
- Service Charge £130pcm – Inc ground rent
- Shared Ownership Option 40% Share – Ask for more info







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