



Hollies Court, 9 Melrose Avenue, Sale, M33

£215,000

Leasehold

Hollies Court, 9 Melrose Avenue, Sale, M33

Situated within striking distance of Sale Town Centre is this well presented TWO DOUBLE bedroom apartment with a garage.

Hollies Court is located at the top of Melrose Avenue a quiet cul-de-sac located just off Hope Road. Within easy reach of the Metrolink, Sale Town Centre and its abundance of amenities this property is a perfect purchase for professionals, first time buyers or buy to let investors.

The property itself is located on the first floor and provides bright and airy living throughout. The living room is lit via two windows and offers great space for entertaining, there is a modern kitchen diner fitted with a range of base and eye level units with freestanding appliances and offers ample space for dining table and chairs, both bedroom are doubles whilst the bathroom is fitted with a three piece modern suite with walk in shower.

Externally the property is set within well maintained communal grounds with residents parking. There is the added benefit of a garage with up and over door.

A viewing is highly recommended to avoid disappointment.

- Leasehold
- 999 Years from 1/1/1975
- Ground Rent £20pa
- Service Charge £85pcm
- Council Tax Band C
- EPC C



Total area: approx. 68.0 sq. metres (731.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.