



Wharf Road, Sale, Trafford, M33

Guide Price: £220,000

Leasehold

Wharf Road, Sale, Trafford, M33

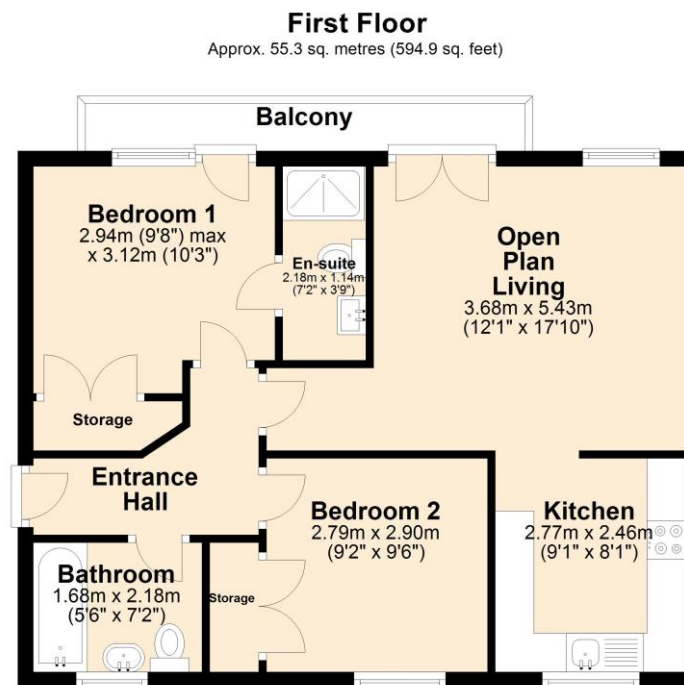
**** NO ONWARD CHAIN **** Situated in the heart of Sale Town Centre is this stunning TWO DOUBLE bedroom first floor apartment. Within easy reach of a wealth of amenities such as the Metrolink, green spaces including Worthington Park and the canal as well as Sales's array of restaurants, shops and wine bars. An ideal purchase for first time buyers, professionals or investors alike.

The apartment itself is located on the first floor and offers views over the communal grounds. As you enter the apartment you are greeted by a well presented entrance hall, the living/ dining room offers a great space to both relax and entertain with ample space for both living and dining room furniture, lit via patio doors the room is flooded with natural light. The patio doors lead to a balcony which span the width of the apartment. The kitchen is open plan to the living/ dining room and is fitted with a range of base and eye level units and is furnished with a range of integral appliances.

The main bedroom is a fantastic size double and is equipped with a double fitted wardrobe and en-suite bathroom. The second double bedroom is also fitted with a double wardrobe and is a fantastic size double. The main bathroom provides a contemporary fitted three piece white suite.

Externally the property is set within well maintained communal grounds with visitors and residents parking.

- Leasehold
- 200 Years from 2002
- Service charge - £102.26pcm
- Ground rent - £37.50pcm
- Council Tax Band C
- EPC Grade C



Total area: approx. 55.3 sq. metres (594.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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.