



**Crossford Court, Dane Road, Sale, M33**

**Guide Price: £180,000**

*Leasehold*

## Crossford Court, Dane Road, Sale, M33

Located in the popular Crossford Court development is this beautiful ONE DOUBLE bedroom first floor apartment. Within easy reach of Sale Town Centre and all of its fantastic amenities this apartment would be a perfect purchase for first time buyers, professional couples or investors alike.

The accommodation comprises; entrance hall, the open plan kitchen/ living room offers a feature floor to ceiling window allowing heaps of natural light to flood the apartment. The kitchen area is fitted with a modern range of high gloss base and eye level units with roll top work surfaces and integral appliances including fridge/ freezer, dishwasher and oven/ grill, off the living room there is a double storage cupboard which is also plumbed for a washing machine. There is also a good size DOUBLE bedroom and modern fitted three piece bathroom suite.

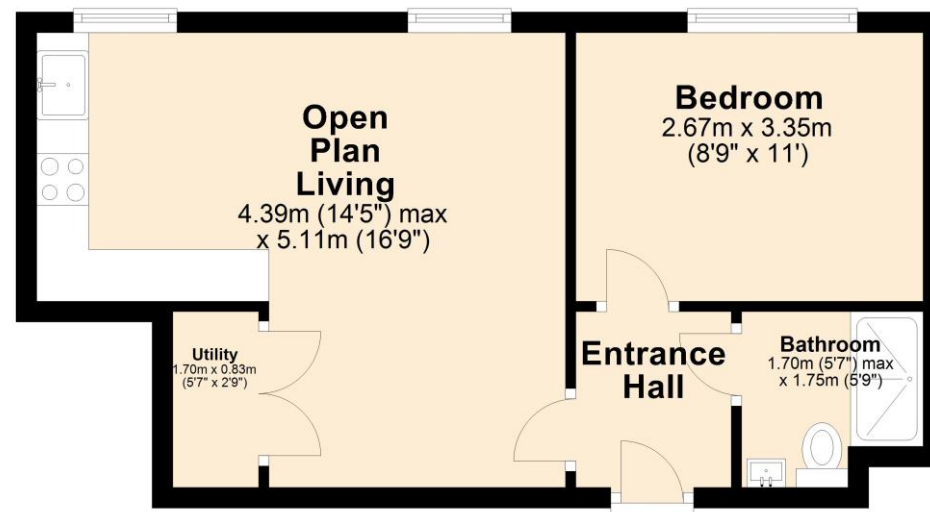
Worthington Apartments is located in well maintained communal grounds with visitors and residents parking. There are free electric charging points on site.

Sale offers an abundance of local amenities such as transport links including the motorway networks and Metrolink, an array of eateries and local businesses as well as being close to several green spaces such as Sale Water Park and Priory Woods.

- Leasehold
- 999 years from January 2020
- Service charge £623pa
- EPC Grade C
- Council Tax Band A

### First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 35.2 sq. metres (378.8 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>70</b>	<b>70</b>
(55-68) <b>D</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.