



Park Avenue, Sale, Cheshire, M33

Guide Price: £250,000

Leasehold

Park Avenue, Sale, Cheshire, M33

Welcome to this stunning two double-bedroom ground-floor apartment, perfectly positioned in the heart of Sale town centre. Situated in the prestigious One Park Avenue development, this modern residence offers an exceptional standard of living with stylish interiors and a superb layout.

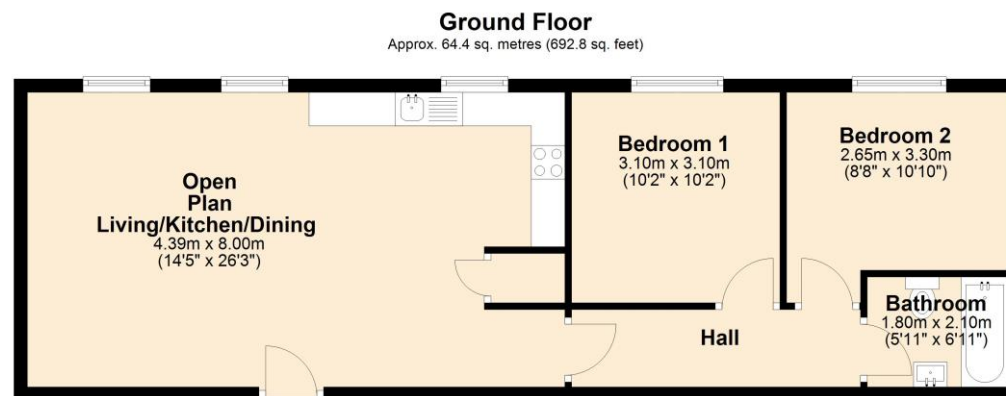
This apartment boasts a spacious 26ft open-plan kitchen, living, and dining area, designed for contemporary living. The bright and airy space is ideal for both relaxation and entertaining. The modern kitchen is fully fitted with high-quality appliances, sleek cabinetry, and ample workspace, making it perfect for home cooking enthusiasts.

Both bedrooms are generously sized doubles, offering a comfortable retreat with plenty of natural light. The contemporary bathroom is stylishly designed with modern fixtures and fittings, ensuring a luxurious feel.

In addition to its fantastic interior, this property benefits from allocated parking, providing secure off-road parking for your convenience.

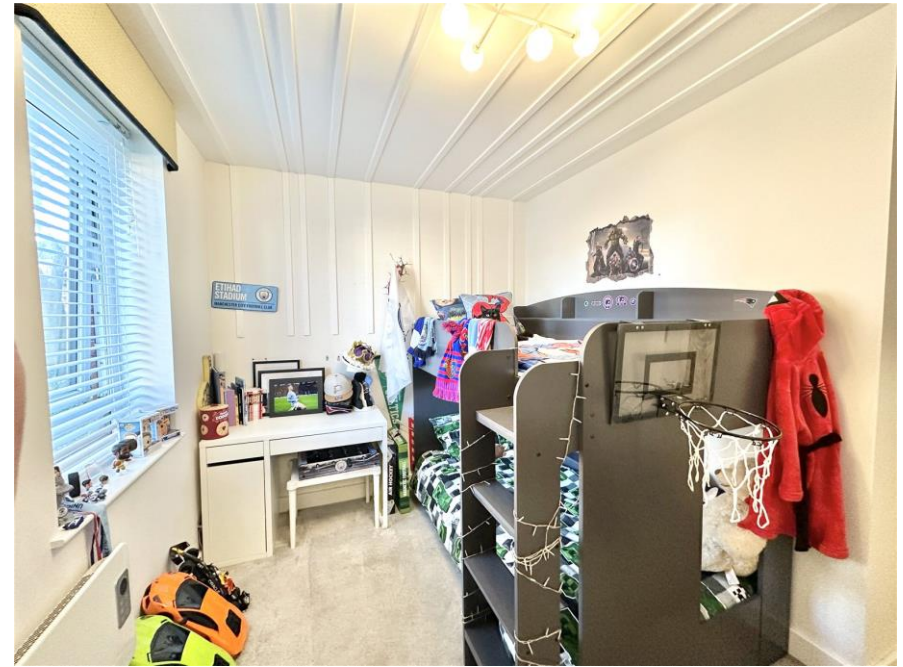
This exceptional apartment is ideal for first-time buyers, downsizers, or investors looking for a premium property in an unbeatable location.

- Leasehold
- 250 Years from 1/1/2020
- EPC Grade D
- Council Tax Band D



Total area: approx. 64.4 sq. metres (692.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(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.