



Woodhey Court, Alma Road, Sale, M33

Guide Price: £70,000

Leasehold

Woodhey Court, Alma Road, Sale, M33

* Offered with NO ONWARD CHAIN * OVER 60s ONLY *

This one-bedroom GROUND FLOOR retirement apartment is ideally located in a quiet cul-de-sac close to Sale Town Centre and offers the opportunity for any new owner to make it their own.

The property forms part of a purpose-built development offering secure, comfortable living tailored for the over 60s. A communal entrance provides security entry, lift access, and stairwell access. On the ground floor, residents benefit from a welcoming lounge area and access to the house manager's office. A communal laundry room is available on the first floor for residents' convenience.

Internally, the apartment opens into a welcoming entrance hallway, which features two useful storage cupboards and gives access to the rest of the accommodation. The spacious lounge is a bright and comfortable reception area, with a large rear-facing window and plenty of space for furniture.

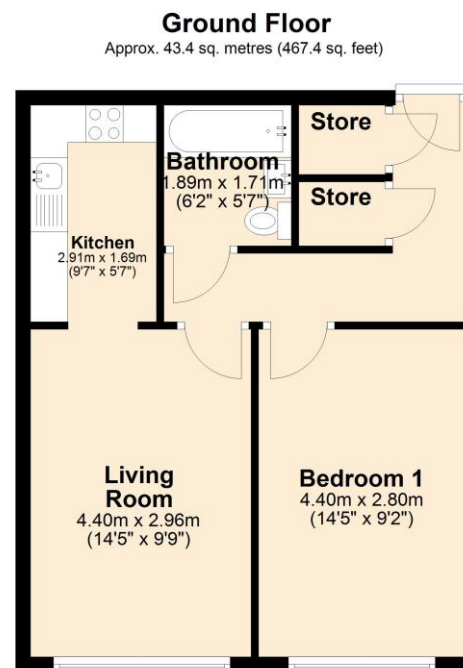
The kitchen is fitted with a good range of wall and base units and includes an integrated electric oven and hob, as well as space for a fridge and freezer. Tiled splashbacks and vinyl flooring offer practicality and ease of maintenance.

The bedroom is of generous proportions and benefits from a built-in wardrobe with sliding doors. A large rear-facing window brings in natural light, creating a calm and restful space.

The modern bathroom comprises a three-piece suite including a low-level WC, panelled bath with a thermostatic mains shower, and a pedestal hand wash basin. Part-tiled walls, vinyl flooring, and an extractor fan complete the room.

Externally, the apartment enjoys access to well-maintained communal lawned gardens with well-stocked borders. Parking is available to the front of the property for residents and visitors.

- Leasehold
- 99 years from 25 December 1987
- EPC Grade TBC
- Council Tax Band B
- Service charge £244pcm



Total area: approx. 43.4 sq. metres (467.4 sq. feet)





The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.