



Moss Lane, Sale, Cheshire, M33

**Offers in excess of:
£525,000**

Moss Lane, Sale, Cheshire, M33

This stunning luxury apartment, extending to over 1,600 sq. ft., is designed to impress and deliver the ultimate WOW factor. From the moment you step out of the private lift, the sheer scale of the property captures your attention, while the elevated views over the treetops of Sale create a truly special setting.

We are delighted to present this exceptional apartment, accessed via a private lift leading directly to your own front door. The property boasts generous proportions throughout. Upon arrival, residents enter through private wrought iron gates, which lead to the parking area and main entrance of the development. Inside, a communal hall with both staircase and lift provides direct access to the penthouse.

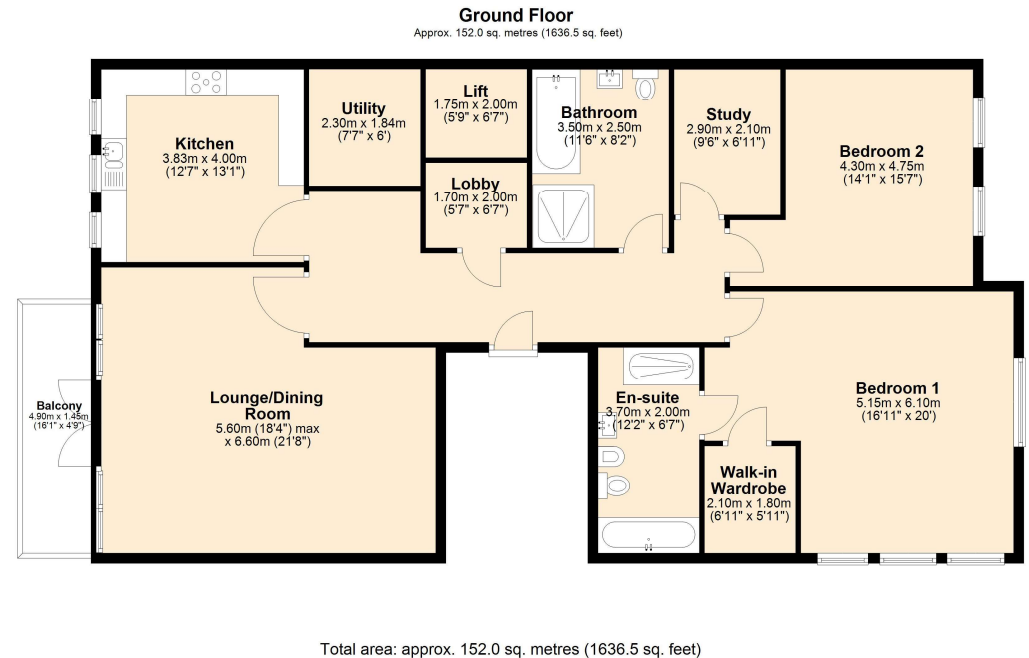
The spacious hallway immediately sets the tone for the home, flooded with natural light from multiple skylights and creating a bright, welcoming atmosphere. A superb 22-foot lounge provides ample room for both living and dining, and opens onto a balcony tucked into the eaves, where stunning open views can be enjoyed. The breakfast kitchen is fitted with a stylish range of high-quality light wood effect units, integrated oven and hob, dishwasher, and a freestanding American-style fridge freezer. A separate utility room offers additional space for a washing machine, dryer, and further storage.

There are two generously proportioned double bedrooms. The main suite features a dressing area and a luxurious en suite bathroom, while the second bedroom is served by a further spacious bathroom. In addition, there is a fully fitted study, which could also be utilised as a walk-in wardrobe or dressing room

Outside, the development is complemented by beautifully maintained communal gardens for residents to enjoy. This penthouse also comes with the rare benefit of two allocated parking spaces within the secure gated grounds, completing an exceptional offering in one of Sale's most prestigious addresses.

This prestigious and highly sought-after location is within walking distance of both the vibrant Sale town centre and charming Ashton Village, with their array of shops, bars, and eateries. Excellent local schools are nearby, including the ever-popular St. Mary's Primary and Ashton Mersey Secondary School. Sale also offers superb transport links, with easy access to the motorway network for Manchester Airport, the City Centre, and beyond.

- Leasehold – 999 Years
22/12/2003
- EPC B
- Council Tax Band E
- Ground Rent £381.59pa
- Service Charge £175pcm







Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.