



Park Avenue, Sale, Trafford, M33

Guide Price: £250,000

Leasehold

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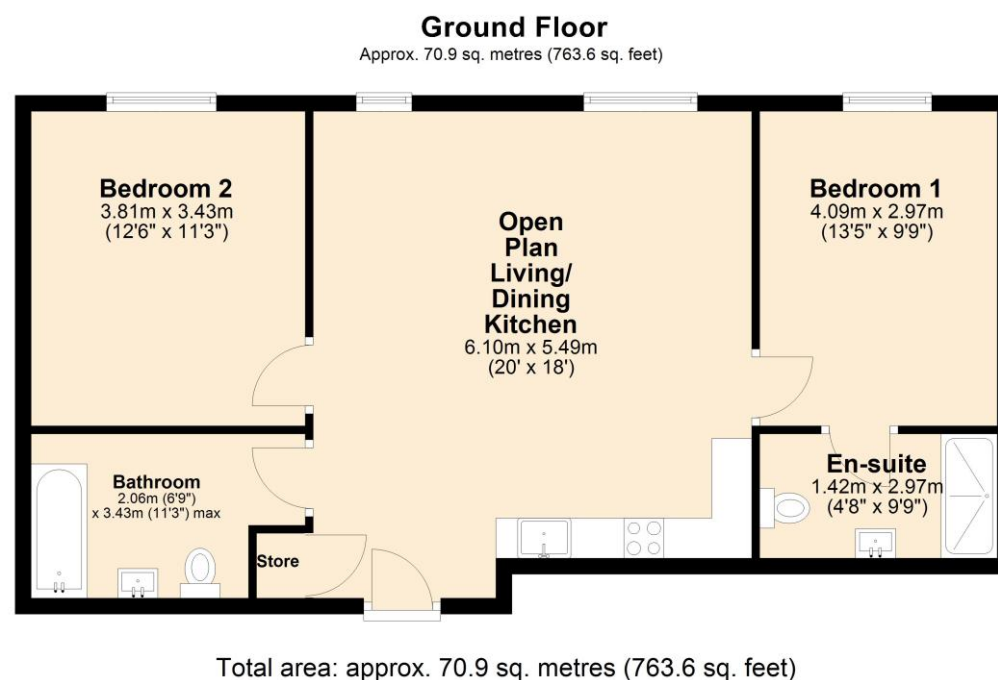
**** Offered with NO ONWARD CHAIN **** Situated within the highly sought-after One Park Avenue development in Sale, Trafford, this stylish ground floor apartment offers modern living in a superb location. Perfect for professionals, downsizers, or investors alike, the property is ideally positioned close to Sale town centre, the Metrolink and major motorway networks, ensuring excellent connectivity and convenience.

The apartment features a bright and spacious open-plan living, dining and kitchen area with two windows to the side elevation, allowing for plenty of natural light. The kitchen is beautifully fitted with a range of base and eye-level units, complemented by sleek granite work surfaces and integrated appliances. A separate cupboard provides space and plumbing for a washing machine.

The main bedroom is a generous double, benefitting from its own modern en-suite bathroom complete with a walk-in shower, WC and wash hand basin. The second bedroom is also an excellent size, ideal for guests, children, or a home office. A stylish family bathroom serves the apartment, featuring a three-piece suite finished to a high standard.

Externally, residents can enjoy well-maintained communal grounds and benefit from secure, allocated parking. The development is known for its attractive setting and peaceful environment, while still being just a short distance from the vibrant amenities of Sale town centre.

- Leasehold
- 250 Years 31/1/2020
- Ground Rent £210 pa
- Service Charge £117pcm
- EPC D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		

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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.