



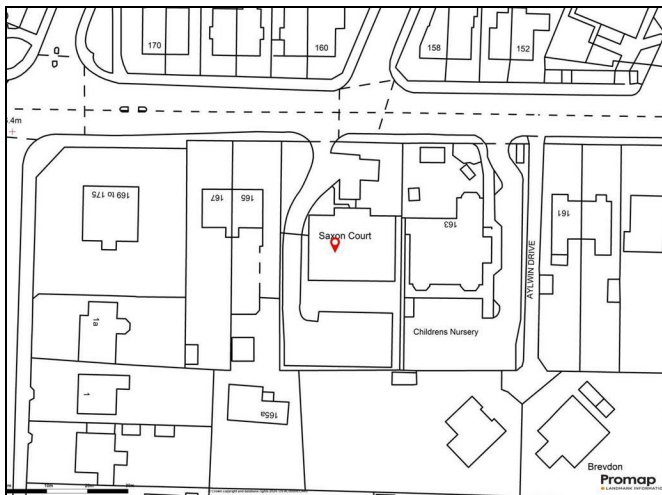
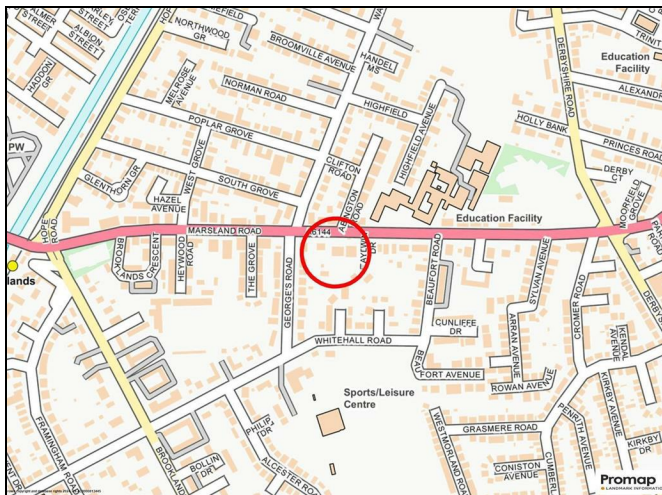
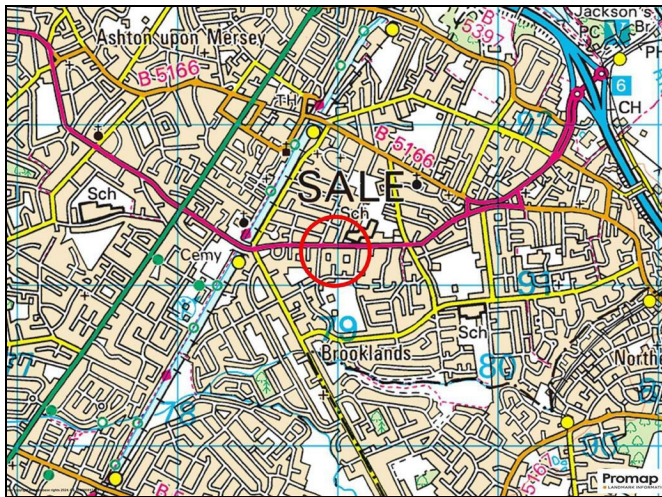
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INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

Saxon Court Marsland Road Sale, M33 3YP



AN IMPRESSIVE LARGER THAN AVERAGE, TWO DBL BEDROOMED FIRST FLOOR APARTMENT WHICH OFFERS EXCELLENT SIZED ROOMS THROUGHOUT. GATED CARPARK. IDEAL FOR METROLINK. 907 SQFT.

Hall with cloaks. Large Lounge. 21' Dining Kitchen. Two spacious double Bedrooms. Two Bath/ Shower - One En Suite. Resident Parking. COUNCIL TAX BAND - D

CONTACT SALE 0161 973 6688

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating	
Current	Potential
84	84

England & Wales EU Directive 2002/91/EC

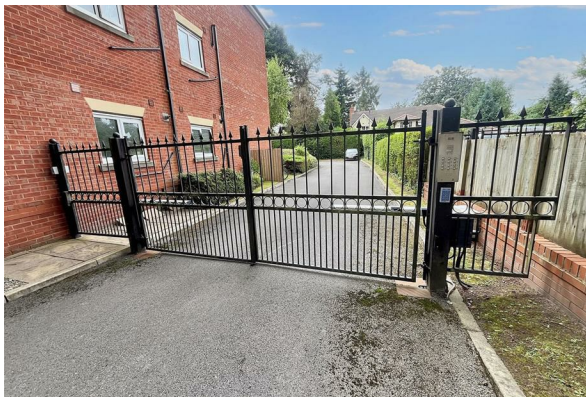
Environmental Impact (CO ₂) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

£275,000

in detail



An impressive, much larger than average, Two Double Bedroomed, First Floor Apartment, located within this popular modern development.

Internally, the property offers excellent sized rooms throughout which includes a large 17'x17' Lounge and a 21' Breakfast Kitchen.

The location is perfect, being a short distance to the Metrolink, Town Centre and local shops.

In addition to the Accommodation, there is Resident Parking in a gated carpark and well-kept Communal Garden Areas.

An internal viewing will reveal:

Entrance Porch. Having a door opening to a useful cloaks cupboard. Door through to the Inner Hallway.

Inner Hallway. Having doors providing access to the Lounge, Dining Room, Breakfast Kitchen, Two Double Bedrooms and Bathroom. Coved ceiling.

Lounge/Dining Room. A wonderful large reception room having two uPVC double glazed windows to the front elevation.

Breakfast Kitchen. A larger than average Kitchen with plenty of space for a table. The kitchen is fitted with an extensive range of base and eye level units with worktops over and inset sink unit with mixer tap. Built in stainless steel fronted electric oven with for ring gas hob with extractor hood over. Integrated fridge freezer and space and plumbing suitable for a washing machine and dishwasher. uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Wall mounted Worcester gas central heating boiler concealed in one of the cupboards.

Bedroom One. Having a uPVC double glazed window to the front elevation. Modern built in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with electric shower. WC. Wash hand basin. Wall mounted polished chrome towel rail radiator.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation. Built in wardrobes.

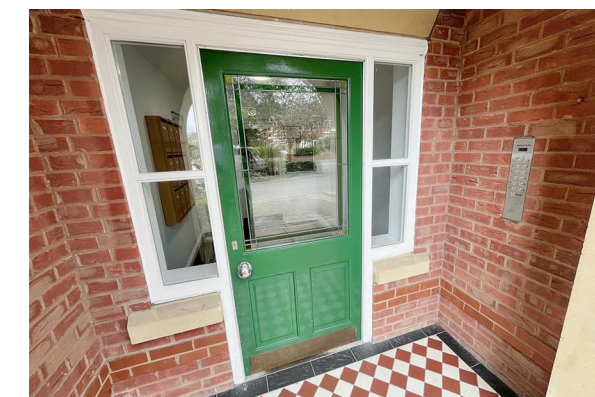
Bathroom. Fitted with a suite comprising of: shaped panelled bath, WC and wash hand basin. Wall mounted chrome polished towel rail radiator. Part tiled walls. Inset spotlights to the ceiling.



Outside there is visitor parking to the front. Electric gates at the side then open to the residents carpark where there is an allocated space.

Much larger than many other apartments locally!

LEASEHOLD PROPERTY - 999 YEAR LEASE FROM 1 JAN 2002 - 977 YEARS REMAIN - LEASE ENDS - 1 JAN 3001
- COUNCIL TAX BAND - D



Approx Gross Floor Area = 907 Sq. Feet
= 84.2 Sq. Metres

