



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



## 22 ABBOTS COURT, M33 2DB

**£189,950**



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## DESCRIPTION

NO ONWARD CHAIN!! AN INCREDIBLY WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WHICH FORMS PART OF THE EVER POPULAR ABBOTTS COURT DEVELOPMENT SITUATED IN A SUPERB LOCATION CLOSE TO SALE TOWN CENTRE AND DANE ROAD METROLINK.

This fantastic property is perfectly suited to a variety of purchasers including first time buyers, investors and those who are downsizing. The current Vendors have updated the accommodation throughout and the property is now ready to be enjoyed without the cost and inconvenience of renovation works.

Warmed by GAS CENTRAL HEATING from a modern combination boiler and double glazing throughout.

Forming part of Abbots Court a sought after development that forms part of a prestigious location just off Priory Road which puts the property within easy walking distance of Sale Town Centre and its many amenities including independent shops, bars and restaurants in addition to larger stores such as Sainsbury's and Tesco.

In brief the accommodation comprises: entrance hallway with useful storage cupboard, stylish fitted kitchen with integrated appliances, impressive shower room with large walk-in shower, spacious lounge with views of the well maintained communal grounds and cricket fields and two bedrooms both of which feature in-built storage. Externally there is ample parking available on a first come first serve basis. There are also beautifully maintained communal grounds perfect relaxing during the summer months.

Service charge £1476 PA including water rates. Council Tax band = B (Trafford). Long leasehold 980 years remaining.

## KEY FEATURES

- Two bedroom first floor apartment
- Walking distance of the Metrolink & town centre
- Beautifully maintained communal grounds
- Gas central heating & double glazing
- Forming part of a sought after development
- Presented to an excellent standard
- Ample off road parking available
- Long leasehold 980 years remaining

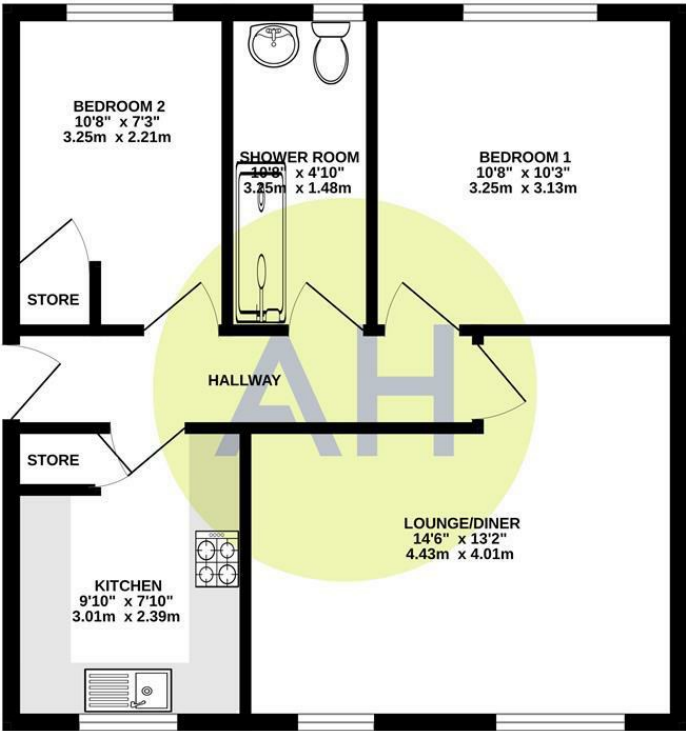








GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro C2024

Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	7579
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.