



APT 34 ALMA ROAD, M33 4LT
£67,500



DESCRIPTION

A SENSIBLY PRICED AND PURPOSE BUILT ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT RESERVED FOR OVER 60'S THAT FORMS PART OF THE POPULAR 'WOODHEY COURT' DEVELOPMENT ON ALMA ROAD.

The property would benefit from some cosmetic updating internally but provides a blank canvas for anyone who is looking to put their own stamp on this light and bright apartment. The development itself offers a communal living room where residents partake in coffee mornings, and other social events. There is parking, a communal lounge, lift access to all floors, separate laundry room, well maintained communal grounds and for peace of mind an on-site warden.

Woodhey Court is conveniently positioned with Sale being within easy reach and access to major bus routes on the A56 (Washway Road) being within just a moments walk.

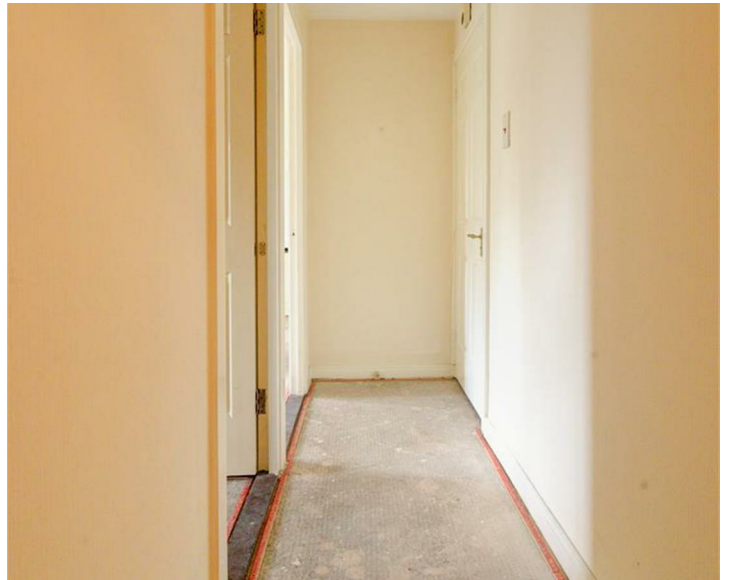
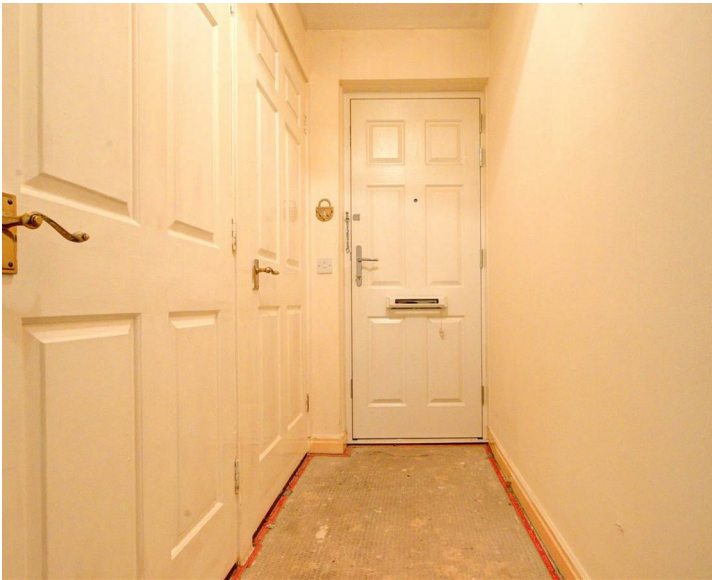
In brief the accommodation comprises: private entrance hallway with 2 x storage cupboards, lounge which is open plan to the kitchen, bedroom with fitted wardrobes and a separate bathroom.

NO ONWARD CHAIN. Leasehold 99 years from 25 December 1987. No ground rent payable. Service Charge: £244 per month. EPC Grade C. Council Tax Band B.

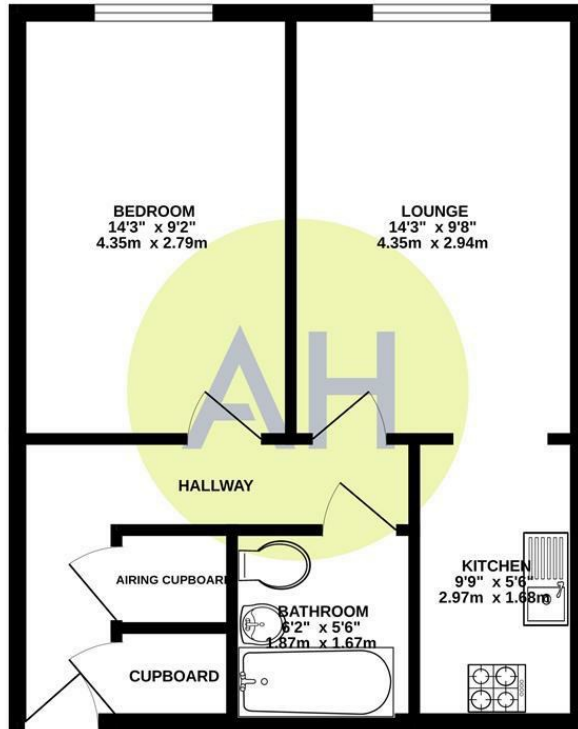
KEY FEATURES

- One bedroom second floor retirement apartment
- Forming part of a popular development
- Sensibly priced to reflect condition
- Off road parking
- Reserved for residents over the age of 60
- Open plan living/kitchen area
- Situated with easy reach of transport links
- Well maintained communal grounds





GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 447 sq.ft. (41.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Metropack 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	70	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ 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.