



ASHWORTH HOLME
Sales · Lettings · Property Management



WRAYTON LODGE WHITEHALL ROAD, M33 3WJ
£275,000



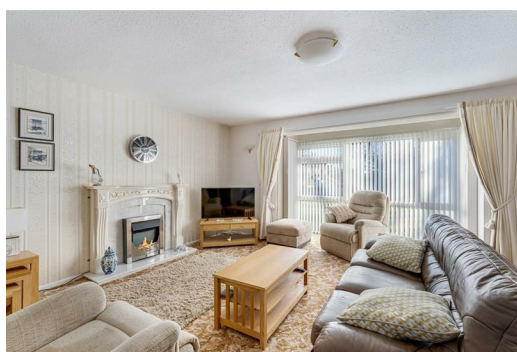
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DESCRIPTION

A RARE AND EXCITING OPPORTUNITY HAS ARISEN TO PURCHASE THIS 825-SQFT TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT THAT FORMS PART OF WHAT CAN ONLY BE DESCRIBED AS ONE OF THE MOST SOUGHT AFTER LOCATIONS WITHIN THE SALE AREA.

This apartment is a cut above and is not comparable with many other similar properties with advantages including a large floor area with accommodation totalling 825-SqFt, spacious lounge/dining room with dual aspect windows offering views towards Whitehall Road and the well maintained communal gardens, ample storage including a useful storage cupboard accessed via the communal hallway and a SINGLE GARAGE. Further benefits include a modern shower room and a contemporary kitchen with integrated NEFF appliances. Double glazing, underfloor heating and a security alarm system throughout.

The property is located on Whitehall Road a highly sought after, quiet and prestigious location that puts the property within easy walking distance of the Metrolink at Brooklands in addition to the Bridgewater Canal and Sale Town Centre.

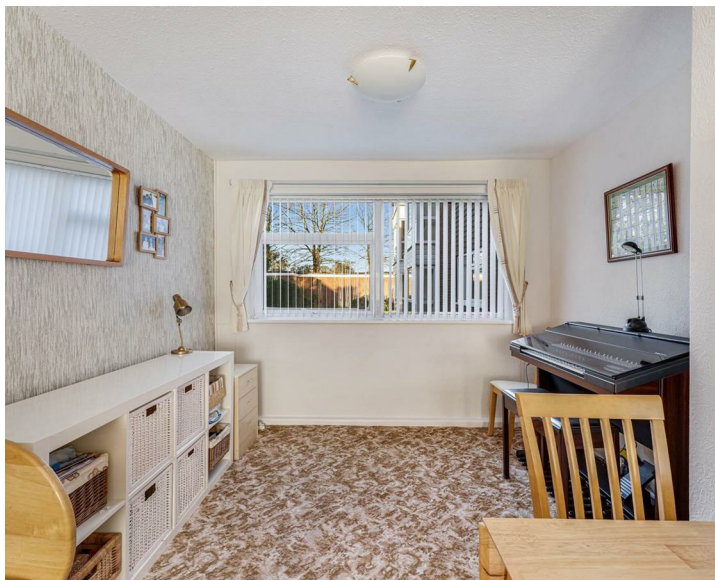
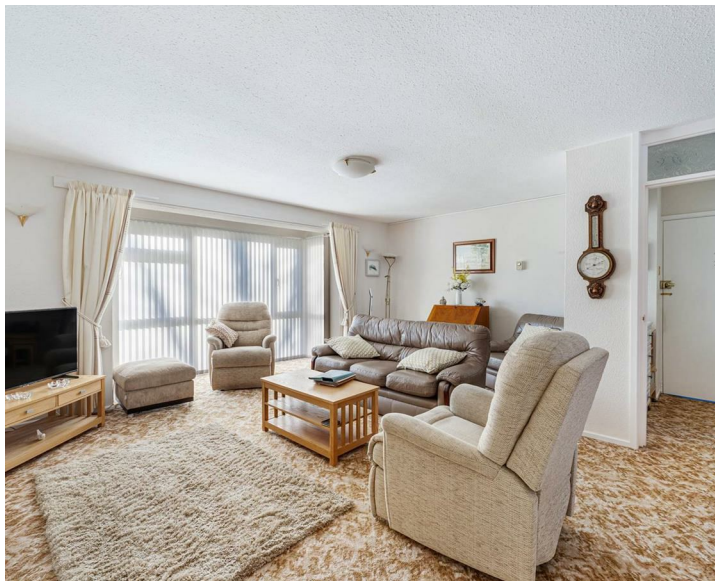
There is off road parking available on a 'first come first serve' basis however there are plenty of spaces available in addition parking on Whitehall Road is plentiful and unrestricted.

999 year lease from March 1972 - 946 years remaining. Service Charge - £122.59 per month. Ground Rent £22 Per Year. Trafford Council Tax Band - C.

KEY FEATURES

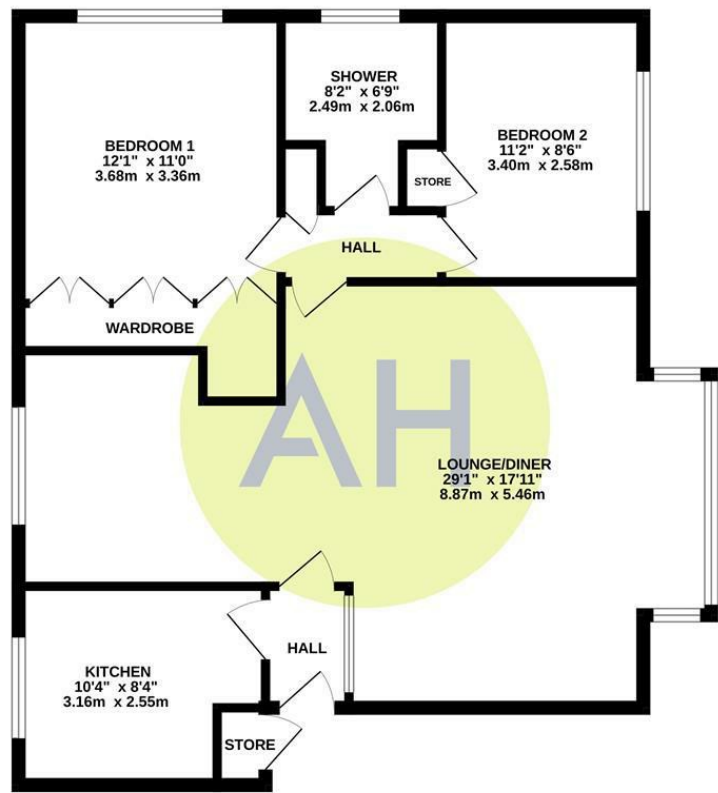
- Beautifully presented ground floor apartment
- Lounge/dining room with dual aspect windows
- Highly sought after and prestigious location
- Secure communal gardens
- Owner occupiers only no BTL allowed
- Larger than average with 825-Sqft of space
- Single garage providing ample storage
- Modern kitchen with integrated appliances
- Close to the Metrolink network
- No onward chain







GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropix 5.0.0.5

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	

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.