



ASHWORTH HOLME
Sales · Lettings · Property Management



47 WHITEHALL ROAD, M33 3NL
£120,000



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DESCRIPTION

A SMARTLY PRESENTED ONE-BEDROOM RETIREMENT APARTMENT SITUATED ON THE TOP FLOOR OF THIS POPULAR DEVELOPMENT FOR RESIDENTS AGED 60+.

Located within the highly sought-after Whitebrook Court, this well-appointed apartment offers a peaceful setting on prestigious Whitehall Road, with excellent transport links, including the Metrolink at Brooklands.

Upon entering, a welcoming reception hallway with ample storage leads into a spacious lounge and dining area, providing a bright and airy living space. The modern fitted kitchen is thoughtfully designed, while the generous double bedroom benefits from fitted wardrobes. A contemporary walk-in shower room completes the accommodation.

Whitebrook Court offers a range of excellent communal facilities, including a welcoming entrance reception area, a comfortable residents' lounge, and convenient communal laundry facilities. A guest suite is available for visitors upon request. The development benefits from lift access to all floors, a secure entrance doorway, and the reassurance of an on-site House Manager providing a 24-hour emergency response service.

The apartment is ideally positioned within easy reach of Sale Town Centre and Timperley Village, with excellent transport connections to Manchester City Centre via the nearby Metrolink at Brooklands. Viewing is essential to fully appreciate the size and quality of this lovely apartment.

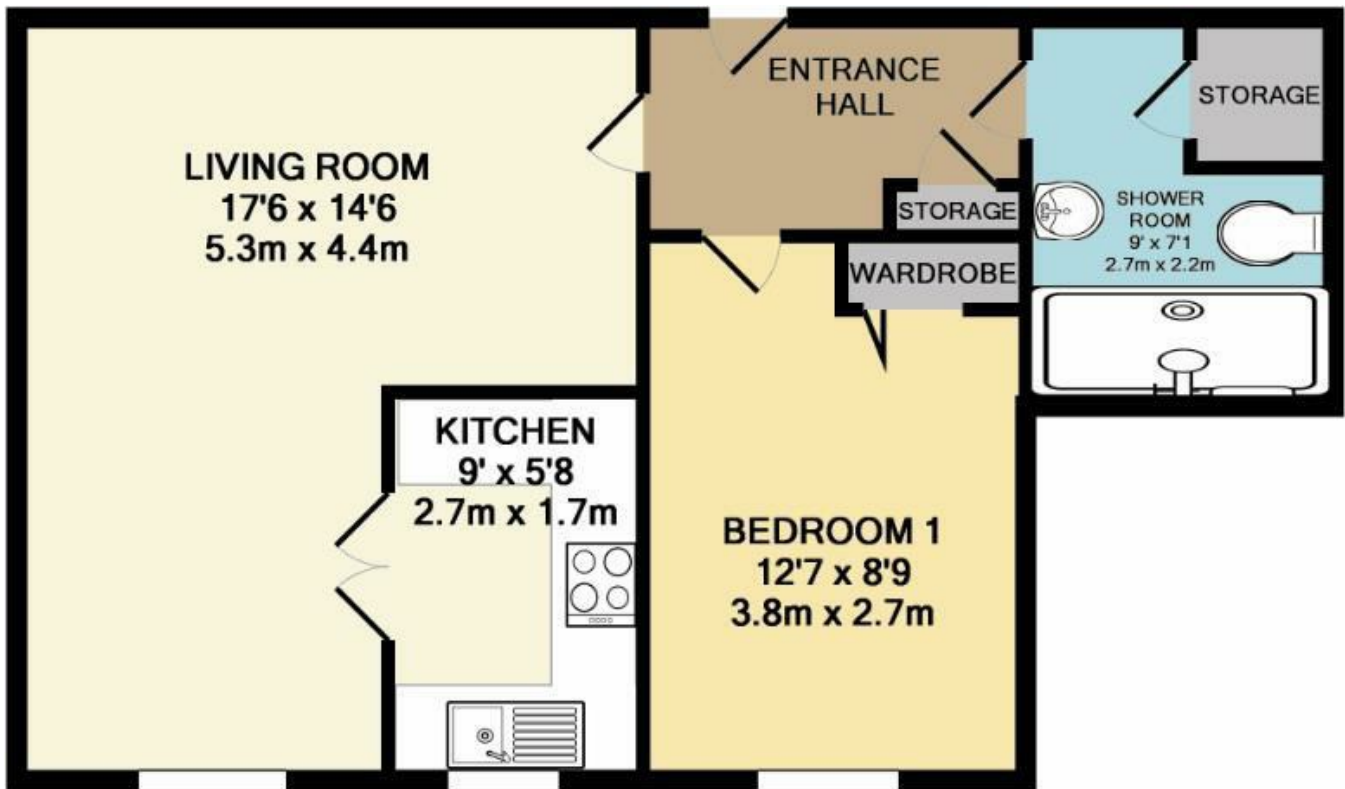
Council Tax Band B £1,532.90 Per Year. Ground Rent £790.26 Per Year. Service Charge £2,800 Per Year. NO ONWARD CHAIN.

KEY FEATURES

- One bedroom retirement apartment
- Prestigious and sought after location
- Close to Brooklands Metrolink
- Excellent communal facilities
- Lift access to all floors
- For residents aged 60+







TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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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CMP Client Money Protect

DPS

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.