



FLAT 4 OAKFIELD, M33 6ND
£270,000

2 1 1



DESCRIPTION

A SIMPLY BREATHTAKING TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT THAT HAS UNDERGONE A NO-EXPENSE-SPARED REFURBISHMENT AND INCLUDES A SINGLE GARAGE.

This stunning apartment has been completely transformed, featuring a midnight blue Magnet kitchen, herringbone flooring, solid oak internal doors, and a luxurious bathroom with terrazzo tiles and matt black fittings.

Occupying a prestigious, tree-lined location within moments of both Sale Town Centre and Ashton-on-Mersey Village, this property combines contemporary style with exceptional convenience.

In brief, the accommodation comprises: entrance hallway with storage cupboard, impressive lounge/dining room with herringbone flooring accessed via solid oak double doors, fitted Magnet kitchen with integrated fridge/freezer and Siemens oven and hob, spacious master bedroom, second double bedroom, and a luxury bathroom.

Externally, there is ample residents' and visitors' parking, along with beautifully maintained communal gardens enjoyed by residents during the summer months.

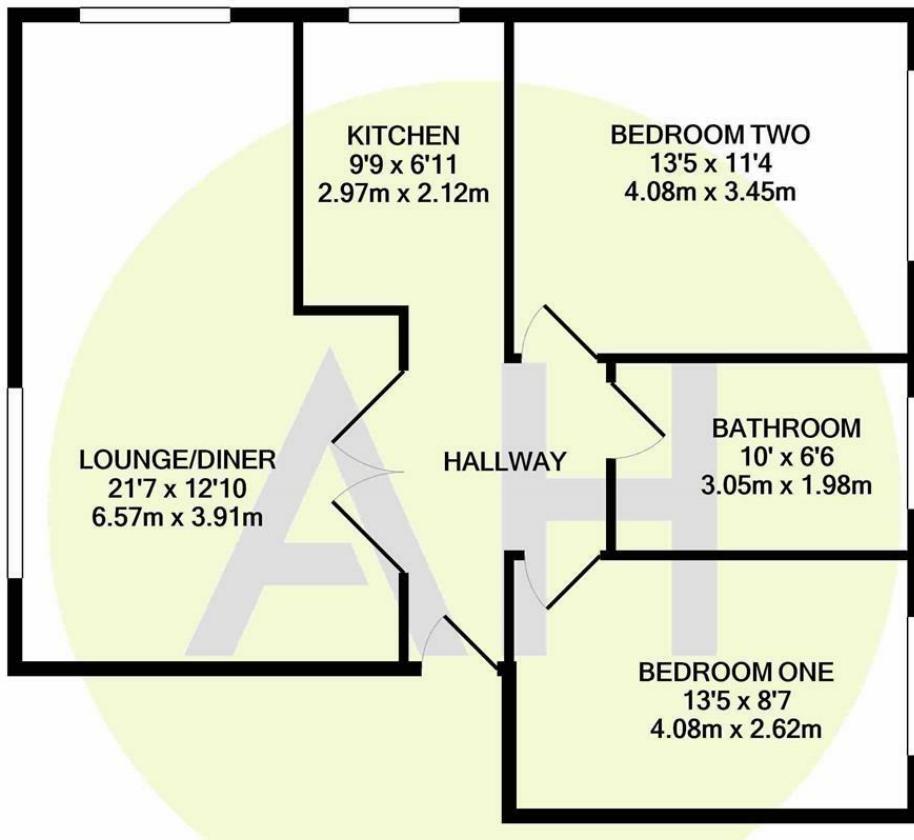
999-year lease with 958 years remaining. Service charge: £155 per month.

KEY FEATURES

- **Breathtaking two double bedroom apartment**
- **Refurbished to the very highest of standards**
- **Luxury bathroom with Terrazzo tiles**
- **Gas central heating**
- **Located on the first floor**
- **Single garage included**
- **Close to Sale Centre & Ashton Village**
- **Ample off road parking**







TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 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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