



**Jordan fishwick**

SOUTHGATE COURT 9 CHARLTON DRIVE SALE M33 2YE  
Per Month £1,150 Per Month

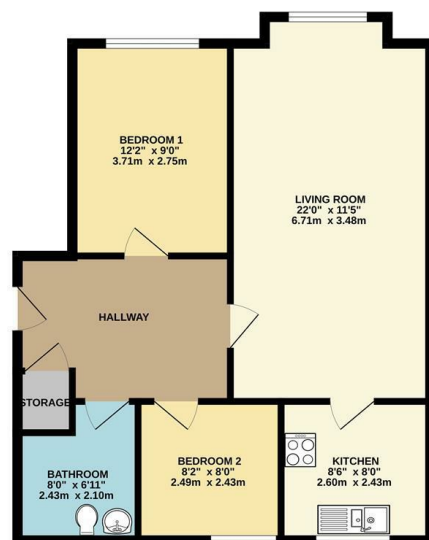
## SOUTHGATE COURT 9 CHARLTON DRIVE SALE M33 2YE

AVAILABLE NOW

A two bedroom ground floor apartment situated close to local tram stop and walking distance to Sale town centre. Entrance hall, lounge, modern fitted kitchen with appliances. Two bedrooms, main bedroom with wardrobes. Modern fitted walk in shower room. Resident parking.



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.  
Measurements are approximate. Take to view. Excludes porch area.  
Based on Planning (2018)



- AVAILABLE NOW
- TWO BED GROUND FLOOR APARTMENT
- MODERN KITCHEN AND BATHROOM
- CLOSE TO TOWN CENTRE
- PARKING
- CLOSE TO TRAM STOP
- TRAFFORD COUNCIL TAX BAND - C
- EPC RATING - D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC	61