



**jordanfishwick**

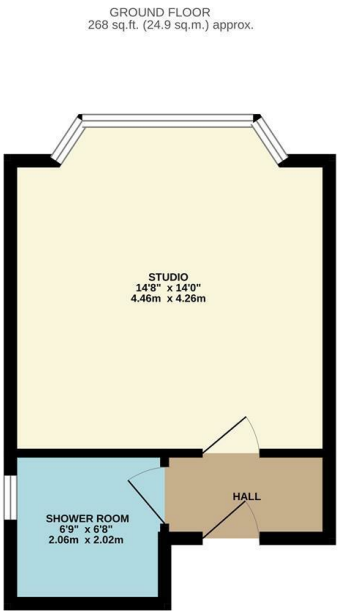
17-19 ALEXANDRA ROAD SALE M33 3EF  
Per Month £750 Per Month

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Nestled on the charming Alexandra Road in Sale, this beautifully converted studio flat offers a unique blend of modern living and classic elegance. The property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The flat includes a stylish bathroom, designed with contemporary fixtures to ensure comfort and convenience.

This delightful home is ready to move into, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle. The conversion has been executed with care, preserving the character of the original building while incorporating modern amenities.

With its prime location, residents will enjoy easy access to local shops, cafes, and parks, as well as excellent transport links to nearby areas. This property presents a wonderful opportunity to embrace a vibrant community while enjoying the comforts of a thoughtfully designed living space. Don't miss the chance to make this charming studio flat your new home.



TOTAL FLOOR AREA: 268 sq.ft. (24.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Buyer/tenant verifies only.  
Made with NetScout (2020)

- Available Now
- EPC Rating C
- Coucil Tax Band A



| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |