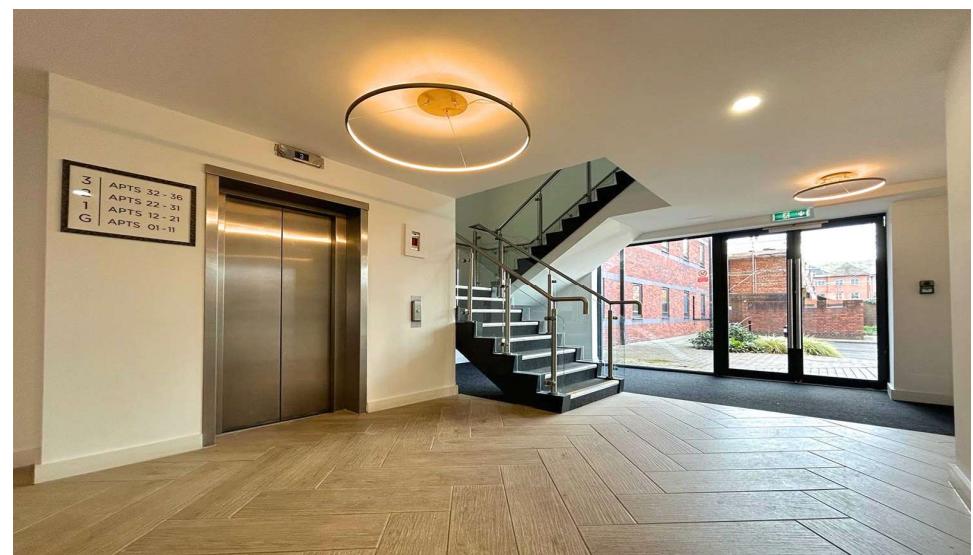




**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

One Park Avenue, Sale
£250,000



This beautiful first floor apartment boasts open plan living along with two double bedrooms and master with ensuite. With lift access and residents parking plus additional visitor parking, this is a superb opportunity for a range of prospective buyers.

Property details

- Two Double Bedroom First Floor Apartment
- Open Plan Lounge/Kitchen/Dining Room
- Ideal Location - Close To Metrolink and Town Centre
- Gated Parking
- Lift Access To All Floors
- Must Be Viewed To Be Appreciated



About this property

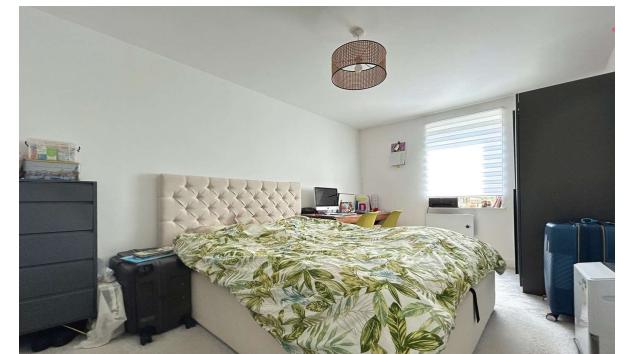
Situated within the newly completed residential complex known as 'One Park Avenue,' this exceptional two double bedroom apartment is ideally located in the center of Sale Town.

The first-floor apartment benefits from proximity to major motorway networks and several Metrolink stations. The apartments have been meticulously designed and are presented to a high modern standard.

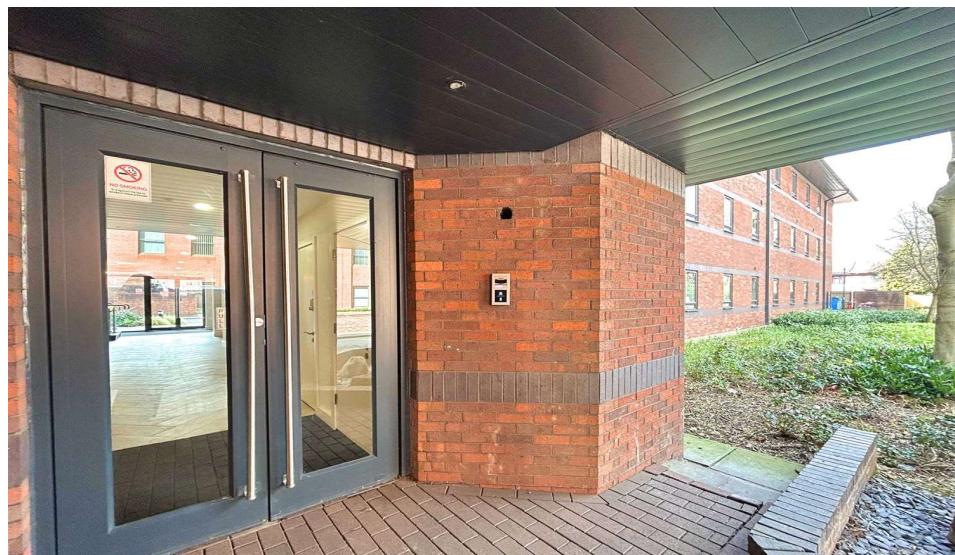
The stylish lobby features a lift providing access to all floors, ensuring that each residence is easily reachable, along with the added benefit of designated parking for residents.

The welcoming entrance includes a spacious open-plan lounge, dining, and kitchen area enhances the living experience, while the two double bedrooms include a master suite with an ensuite shower room, complemented by a separate contemporary bathroom.









DIRECTIONS
M33 6AH

COUNCIL TAX BAND
D

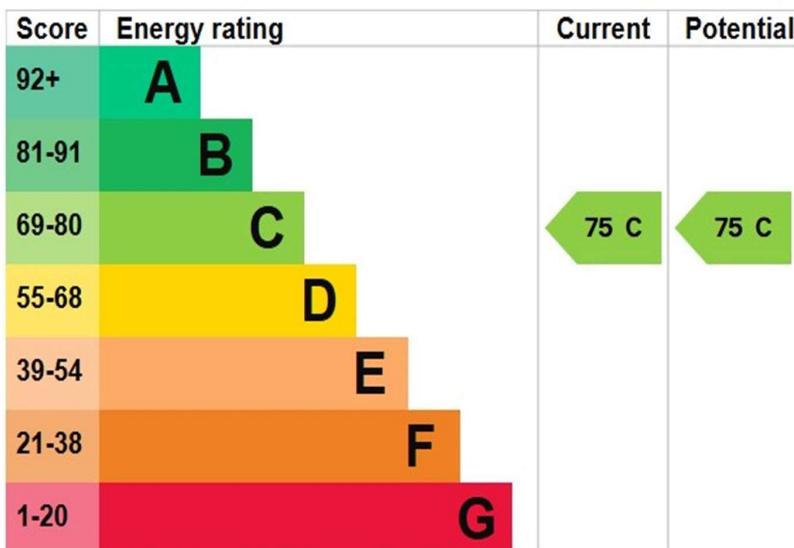
TENURE
Leasehold

SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY
Trawford B C

VIEWING
Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING
Electric

PRIMARY ARRANGEMENT FOR SEWERAGE
Mains Supply

PRIMARY SOURCE OF ELECTRICITY
Mains Supply

PRIMARY SOURCE OF WATER
Mains Supply

BROADBAND CONNECTION
Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?
No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY
No

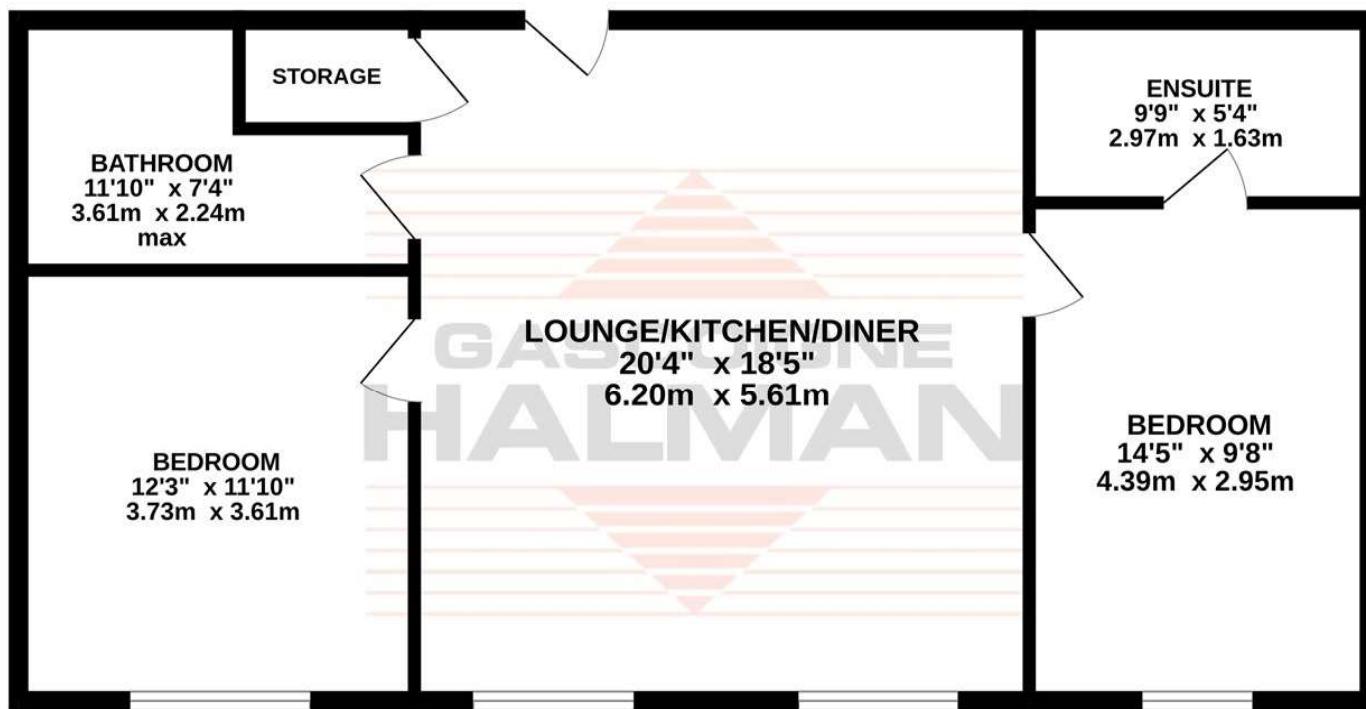
THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?
No

SOURCES OF FLOODING
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FIRST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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