



**Flat 18, Central 4 Wharf Road, Sale, M33 2ZH**

£165,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- One Double Bedroom Apartment
- Contemporary Kitchen and Bathroom
- Walking Distance to Sale Metrolink
- Trafford Council - Band B
- 177 Years Remaining on the Lease
- Modern Development
- Sale Town Centre Location
- Allocated Parking and Visitor Spaces
- EPC Rating - Awaited
- Ground Rent - £74 PA Service Charge - £97.95 PCM

Excellent investment opportunity or first time buy!

Spacious one bedroom apartment located within a popular development in the heart of Sale Town Centre, boasting with shops and amenities. The property benefits from excellent transport links, including Sale Metrolink within walking distance.

The accommodation comprises in brief; entrance hallway, generous double bedroom with ample wardrobe space, living room with double doors opening onto a balcony, contemporary kitchen and three piece bathroom with shower over bath.

Externally the property benefits from an allocated parking space as well as permitted visitor parking.

Leasehold with 177 years remaining. Ground Rent - £74 PA - Service Charge - £97.95 PCM

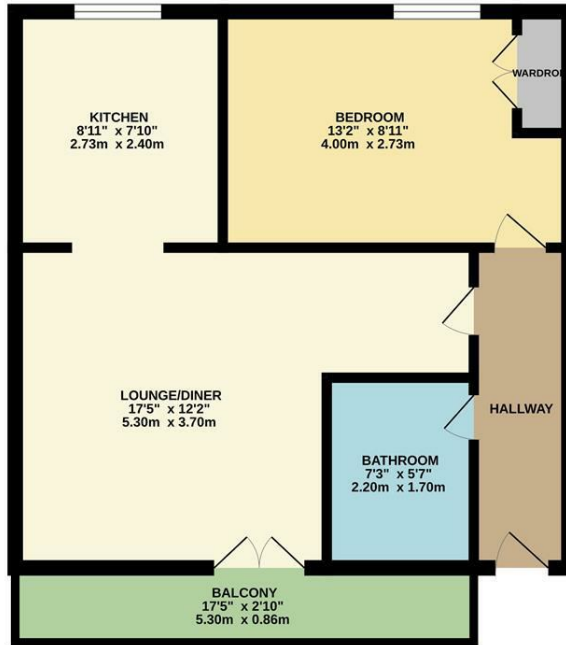
EPC C. Trafford Council Tax Band B.





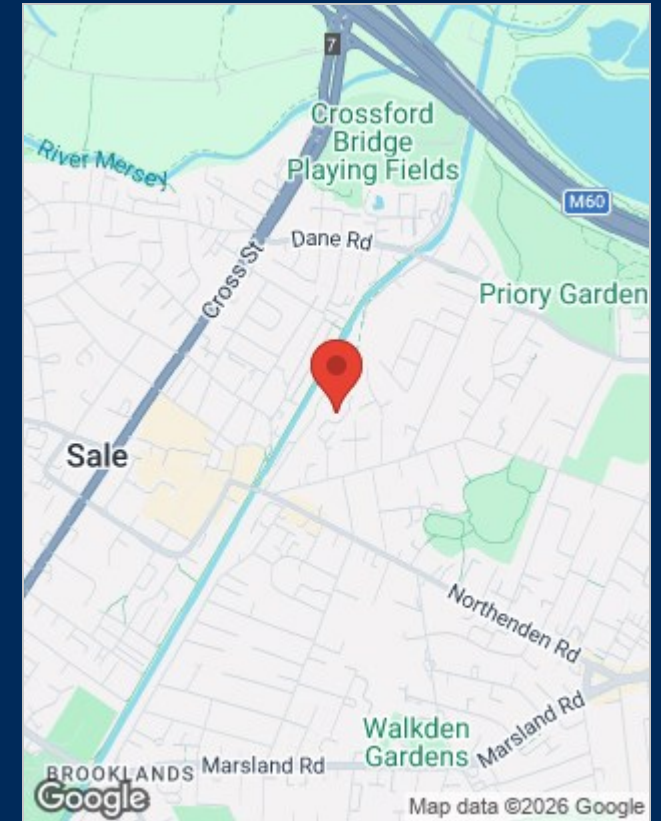
## Floor Plans

GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.

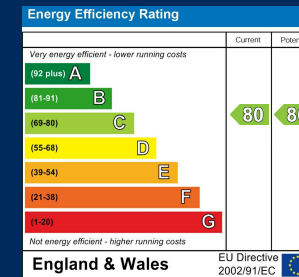


TOTAL FLOOR AREA: 443 sq.ft. (41.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.