THE property MAN



Cross Street, Sale, M33

Guide Price: £225,000

Leasehold

Cross Street, Sale, M33

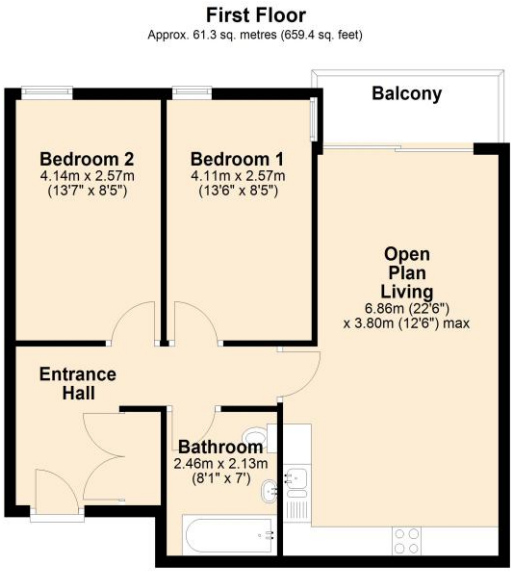
Situated in the heart of Sale town centre, this beautifully presented first-floor apartment at Maple Court on Cross Street offers stylish, modern living with everything right on your doorstep. Perfectly positioned for convenience, the property benefits from easy access to the Metrolink, the picturesque Bridgewater Canal, and a vibrant selection of local shops, cafés, and boutiques, including the popular new Northern Lights cinema. Secure allocated parking further enhances the appeal of this superb central location.

Upon entering the apartment, you are welcomed into a spacious entrance hall that immediately sets the tone for the generous accommodation on offer. A practical utility cupboard is located to the right-hand side, providing useful storage and keeping the main living areas clutter-free.

The heart of the home is the impressive open-plan living space, seamlessly incorporating a modern fitted kitchen. The kitchen is equipped with a range of integral appliances and offers ample space for dining, making it ideal for both everyday living and entertaining. Floor-to-ceiling sliding patio doors span the front elevation, flooding the room with natural light and opening directly onto a private balcony, perfect for relaxing.

The apartment offers two well-proportioned double bedrooms, each enhanced by striking feature tall windows that add character and allow for plenty of natural light. Completing the apartment is a contemporary bathroom fitted with a modern three-piece suite, finished to a clean and stylish standard.

- Leasehold
- 250 years from 23 March 2018
- Ground Rent £207pa
- Service charge £1,726.45pa
- EPC Grade B
- Council Tax Band C



Total area: approx. 61.3 sq. metres (659.4 sq. feet)



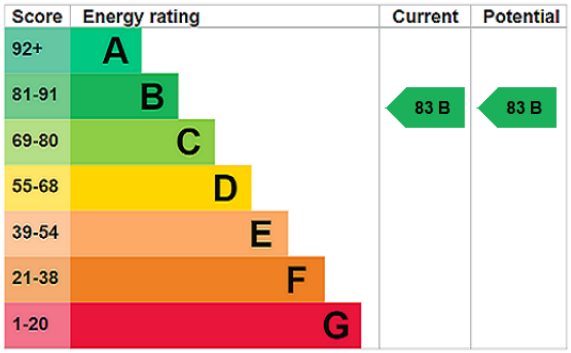












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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.