



**FLAT 12, WINDSOR COURT ASHTON LANE, M33 6WF**  
**£175,000**



2



1



1



## DESCRIPTION

A WELL-PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT, LOCATED WITHIN THE POPULAR WINDSOR COURT DEVELOPMENT AND WITHIN WALKING DISTANCE OF ASHTON-ON-MERSEY VILLAGE.

This attractive apartment offers spacious and well-maintained accommodation throughout, ideal for first time buyers, downsizers or investors, and is ready for immediate occupation.

In brief, the accommodation comprises: An Entrance Hallway with intercom entry system, a bright and spacious open plan Living/Dining Room, and a modern fitted Kitchen. There are Two generous Double Bedrooms and a contemporary three-piece Bathroom suite.

Externally, Windsor Court is set within well-kept communal grounds and benefits from residents' parking.

Ideally positioned within easy reach of Ashton-on-Mersey Village, Sale Town Centre and the Metrolink, the property also offers excellent connectivity to motorway networks.

Warmed by gas central heating and double glazing throughout.

## KEY FEATURES

- Two double bed second floor apartment
- Highly sought after and convenient location
- Gas central heating and double glazing
- Presented to a good standard
- Close to Sale Town Centre & Ashton Village
- Off road parking is available







# ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK

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

