



**GASCOIGNE
HALMAN**

Harewood Court, Marsland Road, Sale
£289,950

THE AREA'S LEADING ESTATE AGENCY



An impressively enhanced and substantial THREE BEDROOM apartment, set within a tucked away position in the popular 'Harewood Court', within easy reach of Sale, Sale Moor, Brooklands Metrolink, and popular schools, with large living/ dining room, refitted kitchen, and a useful garage.** EXTENDED LEASE AND NO CHAIN **

Property details

- Three Bedrooms
- Parking and Garage
- Extended Lease
- Available with No Onward Chain
- Living Room and Separate Dining Kitchen



About this property

Set within the popular residential development 'Harewood Court', with a tucked away setting off Marsland Road, a substantial, deceptively spacious, and recently renovated three bedroom apartment, providing a superb private location that is within easy reach of Sale, Sale Moor, Brooklands Metrolink, sought-after primary and secondary schools. ****EXTENDED LEASE****

The tone is set upon approach with a charming walkway over the beautifully maintained communal gardens, with pleasant communal entrance hallway providing access to the apartment.

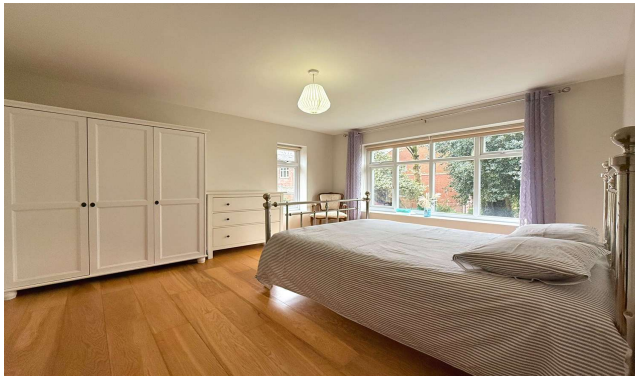
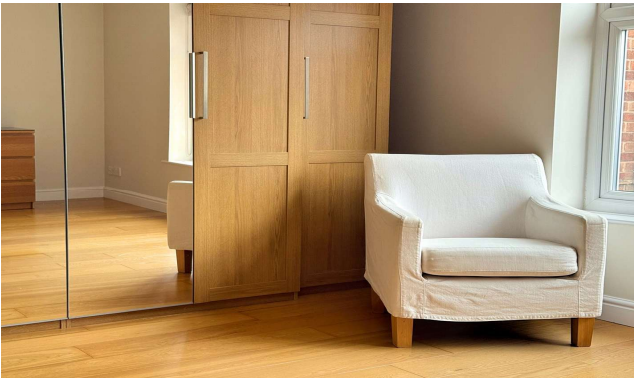
The apartment itself is one of the largest of its type in the area, measuring circa 1,000 sqft, and has been meticulously renovated and enhanced to offer an immaculate contemporary finish throughout.

The accommodation includes a generous entrance hall with storage, large open plan living/ dining room with feature picture-frame window, an attractive refitted kitchen with space for dining table, whilst there are two substantial double bedrooms, and a further versatile third bedroom or useful separate home office.

Externally the development enjoys attractive well maintained communal gardens to the front and rear, with residents parking, and a useful hard standing area with washing lines. The property also benefits for a garage en bloc.

The apartment benefits from an extended lease, with a term of 172 years remaining.







DIRECTIONS

M33 3WW

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

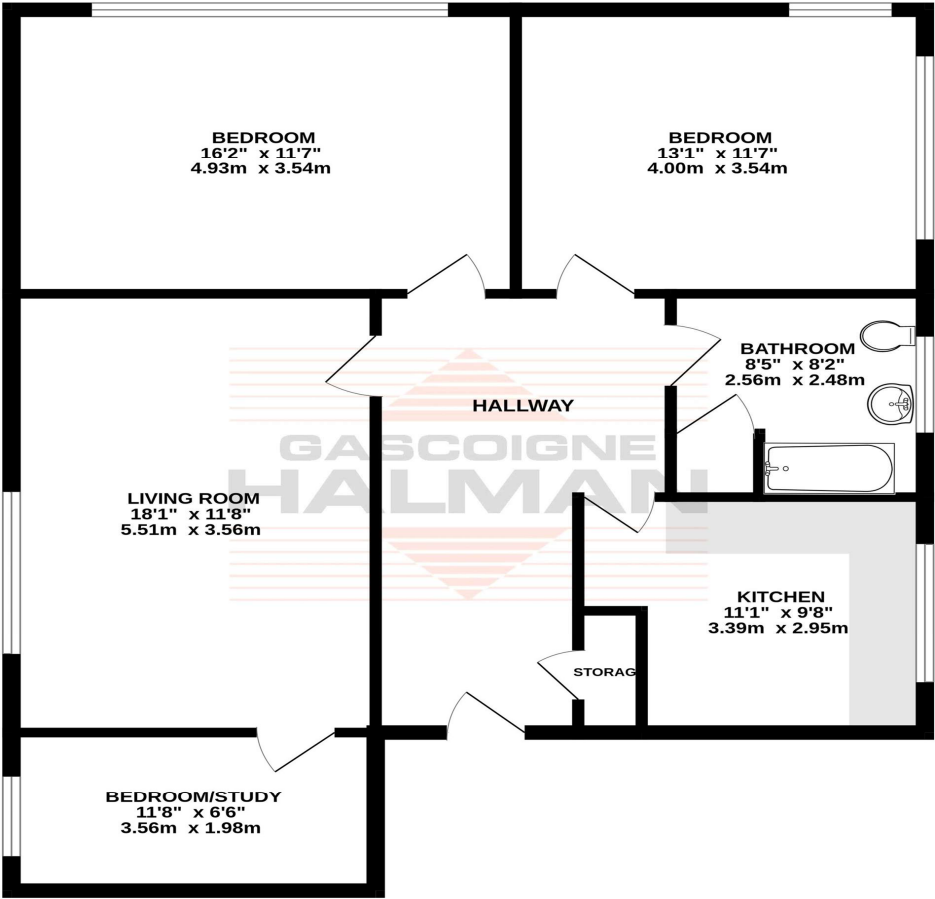
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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