



**GASCOIGNE
HALMAN**

Sandringham Court, 2a Maple Road West, Manchester
Asking Price £230,000

THE AREA'S LEADING ESTATE AGENCY



An attractive and spacious two bedroom apartment, set in the popular 'Sandringham Court', tucked away in a quiet cul-de-sac position, yet conveniently close to Sale, popular schools, useful amenities, and transport links including Brooklands Metrolink, with a large open plan living/ dining room, and enjoying pleasant communal gardens and a garage. *NO CHAIN*

Property details

- Spacious Two Bedroom Apartment on the Second Floor
- South Facing Balcony
- Large Open Plan Living/Dining Area
- Available with No Onward Chain
- Within Convenient Reach of Sale and Timperley



About this property

Set within the ever popular 'Sandringham Court' development, occupying a tucked away backwater position off Brooklands Road, within easy reach of Sale, key transport links including Brooklands tram stop, popular schools, and useful amenities.

The apartment itself is well maintained and spacious with a large living/ dining room with dual aspect and impressive picture frame window with balcony, there is a generous fitted kitchen, whilst benefiting from two spacious bedrooms, and a modern bathroom.

There is also a useful garage en bloc, with pleasant well maintained enveloping communal gardens.





DIRECTIONS

M23 9QT

COUNCIL TAX BAND

C

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	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

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

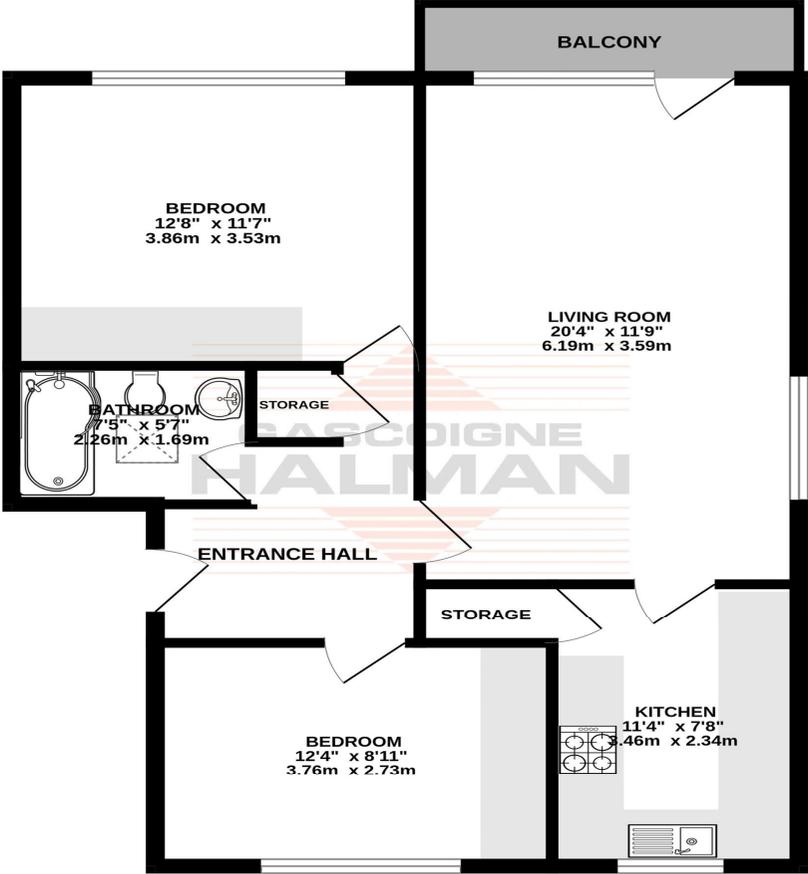
Ask Agent

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.

SECOND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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