



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 7 OAKFIELD MEWS, M33 6NB
£275,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED AND SUBSTANTIALLY UPDATED TWO DOUBLE BEDROOM TOP FLOOR APARTMENT, OCCUPYING A DELIGHTFUL POSITION WITHIN A HIGHLY SOUGHT AFTER DEVELOPMENT JUST A SHORT WALK FROM SALE TOWN CENTRE. FEATURING A STUNNING NEW LUXURY SHOWER ROOM, GENEROUS LIVING SPACE AND A SINGLE GARAGE.

This superb apartment has been tastefully updated and meticulously maintained by the current owners, with improvements including a luxurious new shower room, redecoration throughout and replacement carpets and flooring. The result is a beautifully finished home ready to move straight into and enjoy. The spacious accommodation includes a welcoming entrance hallway leading to a superb lounge diner with an attractive curved bay window, creating a bright and inviting living space. There is also a separate contemporary fitted kitchen. There are two generous double bedrooms, including a particularly spacious principal bedroom, with bedroom two benefiting from two built-in storage cupboards. A stunning newly fitted shower room features a luxury shower enclosure, vanity wash basin and back to wall WC.

Further benefits include double glazing, retained electric underfloor heating and newly installed electric panel heaters offering an additional, more efficient heating option. A part boarded loft provides valuable additional storage.

The development enjoys a peaceful setting behind mature hedging along a desirable tree lined road, with well maintained communal gardens, residents and visitors parking and the added advantage of a single garage. The location is exceptional, within easy walking distance of Sale Town Centre, Stanley Square, its excellent selection of shops, cafes, bars and restaurants, together with Sale Metrolink.

KEY FEATURES

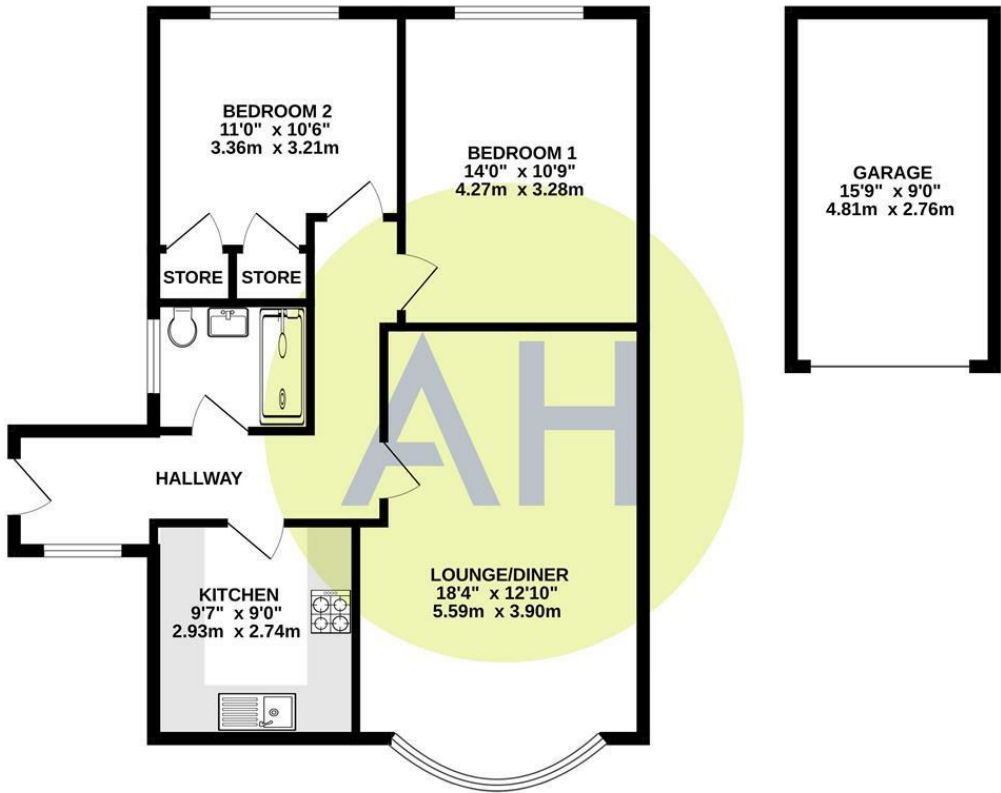
- Beautifully presented top floor apartment
- Spacious lounge diner with curved bay window
- Tastefully redecorated with new flooring
- Part boarded loft and single garage
- Service charge £140 Per Month
- Two generous double bedrooms
- Stunning newly fitted luxury shower room
- Underfloor heating and new panel heaters
- Walking distance to Sale Centre and Metrolink
- Ground rent £125 per year







GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.