



TO LET

16 Abbots Court, Sale, M33 2DB

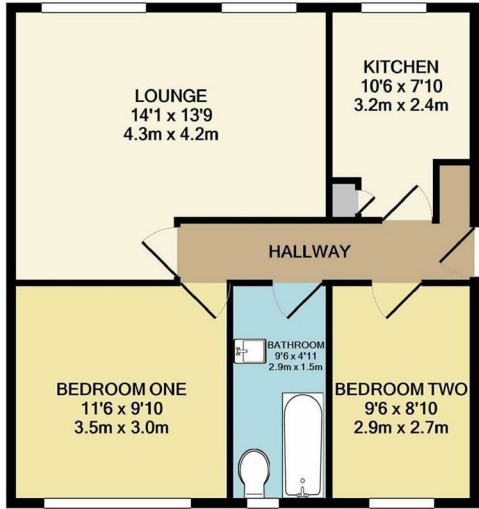
£1,195 PCM pcm



- Two Bed Apartment
- Modern Kitchen and Bathroom
- First Floor
- Un furnished
- Available December
- Epc rating C
- Walking Distance To Tram Stop
- Communal Gardens
- Views To The Rear Over Cricket Ground

THE PROPERTY

*** AVAILABLE DECEMBER *** A TWO DOUBLE BEDROOM first floor apartment situated in a very popular development, close to Dane Road Metrolink, Sale Town Centre and local amenities. The internal accommodation comprises briefly: communal entrance hallway, private hallway, lounge/ dining room, modern fitted kitchen, two double bedrooms and bathroom with three piece suite. Benefitting from double glazing and is warmed by gas central heating. Externally there is ample car parking for residences and visitors, communal gardens and private garage with up and over door. Offered on an Unfurnished basis. Council Tax Band B. EPC Rating C. Call now to view - 0161 929 9797



TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 	