



Flat 20, Central 4 Wharf Road

£230,000

Sale

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 20

Central 4 Wharf Road, Sale

This wonderful two bedroom, two bathroom second floor apartment is position in a centrally located modern established development which is ideal for any discerning buyer. Promoting a convenient setting this desirable development is within walking distance of Sale Metrolink as well as Sale town centre. Equally the accommodation provides easy access to the M60 Motorway network, excellent primary & secondary Schools as well as Worthington Park which has retained its prestigious Green Flag award status.

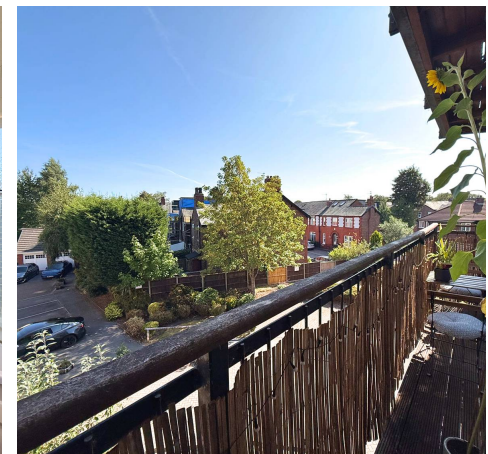
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Two Double Bedroom Second Floor Apartment with Balcony
- Modern Family Bathroom & Stylish En-Suite to Master Bedroom
- Within Walking Distance of Sale Town Centre & Sale Metrolink
- Close to Excellent Schools & Transport Links as well as within walking distance to Worthington Park
- Contemporary Kitchen with Open Plan Arrangement to the Lounge Diner
- Allocated Parking & Visitors Parking



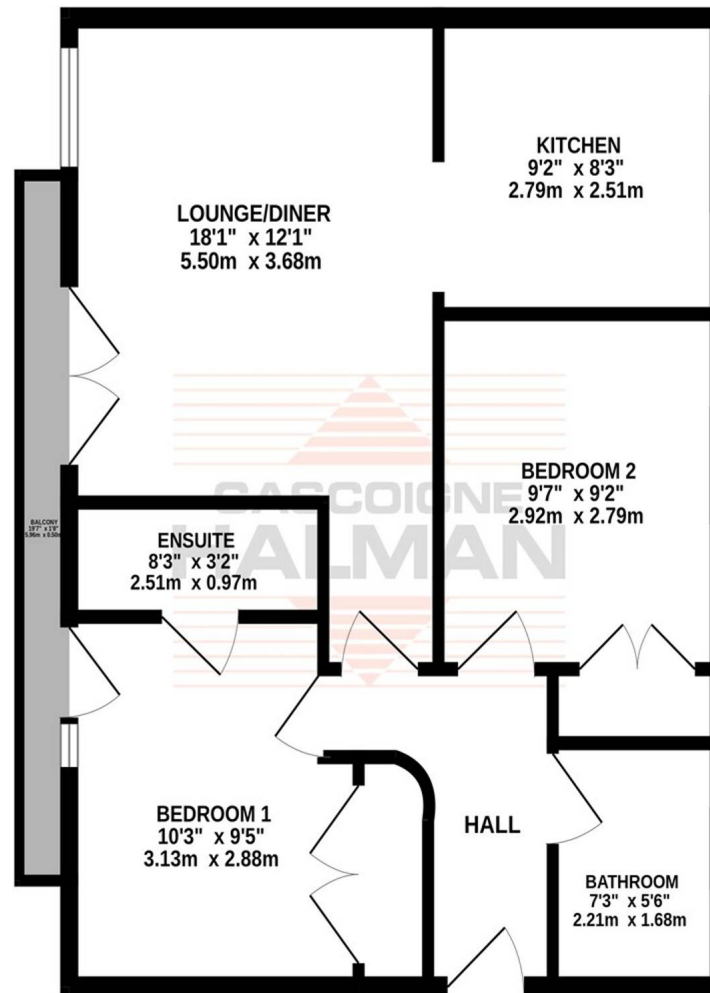
Flat 20 Central 4 Wharf Road

This stunning modern apartment boasts two spacious bedrooms, two stylish bathrooms, and a bright open-plan living area that seamlessly blends comfort with contemporary design. Upon entering, you are greeted by warm wood flooring and an abundance of natural light that fills the living space, creating an inviting atmosphere ideal for both relaxing and entertaining. The well-appointed kitchen features sleek units, integrated appliances, and generous countertop space, making it perfect for home cooking and social gatherings. French doors from the living area open directly onto a private balcony, providing a tranquil outdoor seating area adorned with potted plants and offering scenic views over the neighbourhood. The bedrooms are finished in soothing neutral tones with plush carpeted flooring, large windows, and tasteful decor, ensuring restful sanctuaries with space for personal touches.

Further enhancing the appeal of this apartment are the thoughtful additional features designed for modern lifestyles. Both bathrooms are finished to a high specification: one boasts a sleek walk-in shower with contemporary tiling and a wall-mounted toilet, while the other features a stylish bath with an overhead shower, a floating sink, and a large mirrored cabinet for ample storage. Residents benefit from multi access to the balcony, perfect for enjoying morning coffee or evening sunsets, as well as access to beautifully landscaped communal gardens that offer a peaceful retreat amidst lush greenery. The property also includes secure off-road parking for added convenience and peace of mind, making it an excellent choice for professionals, couples, or small families seeking a blend of comfort, practicality, and outdoor space within a modern apartment complex. This exceptional home offers a superb balance of flexible living arrangements and lifestyle benefits, ready to welcome its next owners.



SECOND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 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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