



ASHWORTH HOLME
Sales · Lettings · Property Management



FLAT 15 MOSS LANE, M33 5AS
£225,000



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DESCRIPTION

A SPACIOUS AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM TOP FLOOR APARTMENT FORMING PART OF THE EVER POPULAR ASHTON COURT DEVELOPMENT COMPLETE WITH RESIDENTS PARKING, GARAGE AND WELL MAINTAINED COMMUNAL GARDENS.

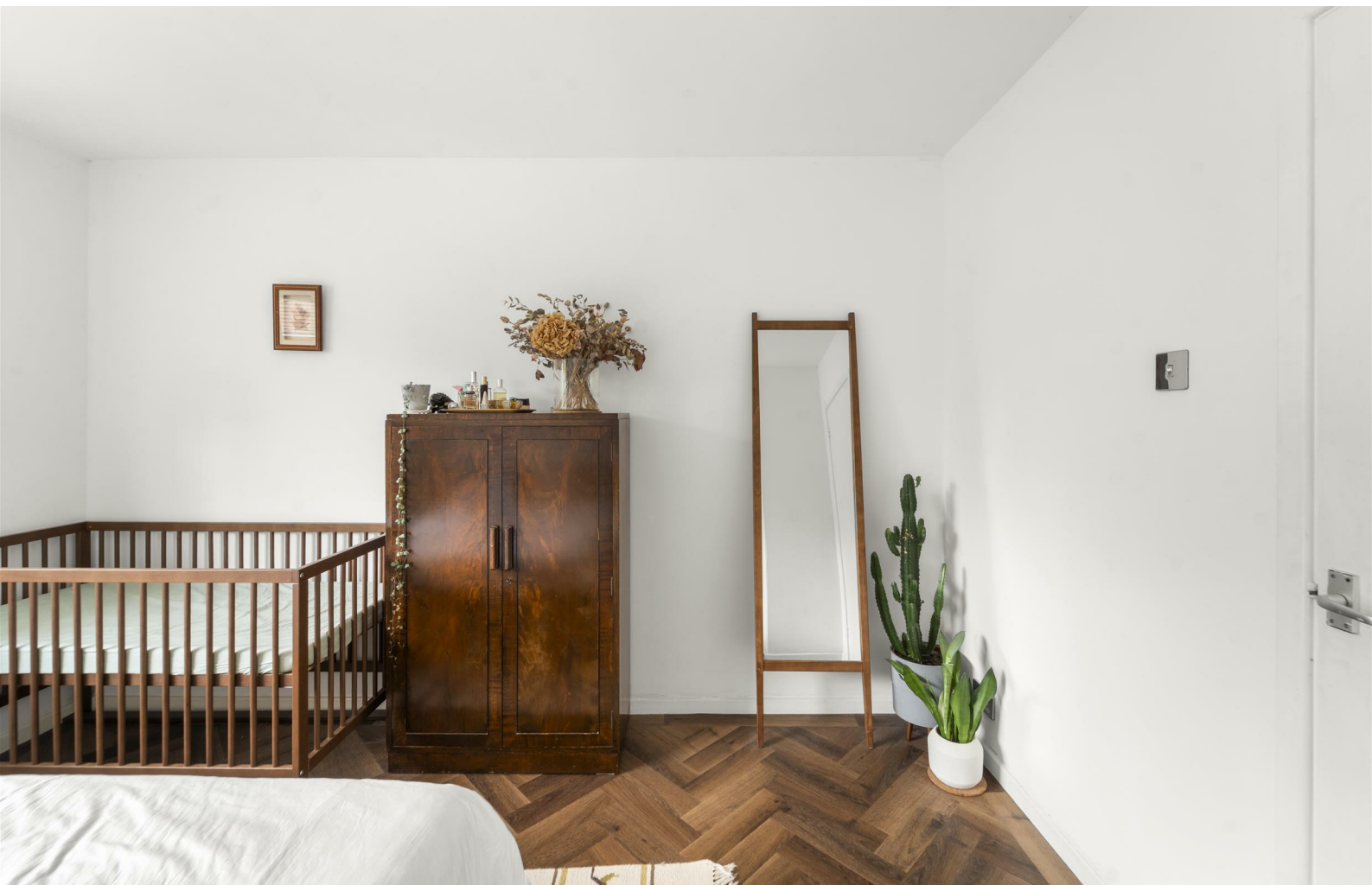
This fantastic top floor apartment is certain to appeal to a variety of purchasers including first time buyers, investors and those looking to downsize. The property offers well proportioned accommodation throughout and benefits from a GARAGE which is a rare feature for apartments in this location.

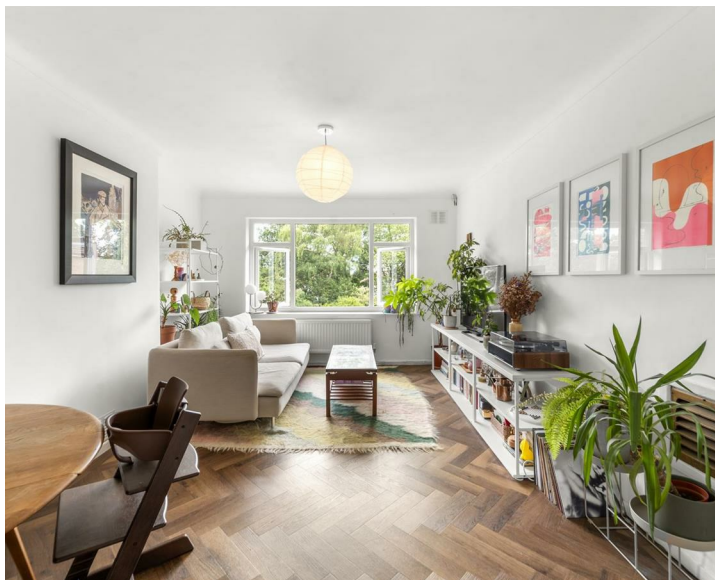
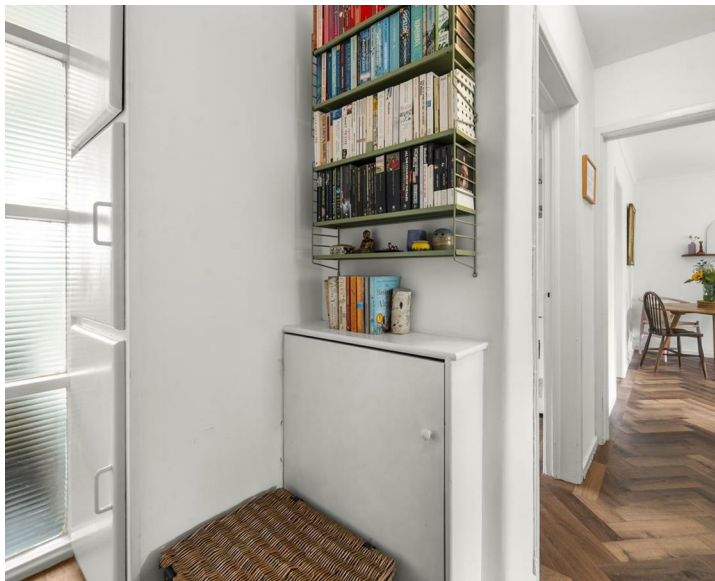
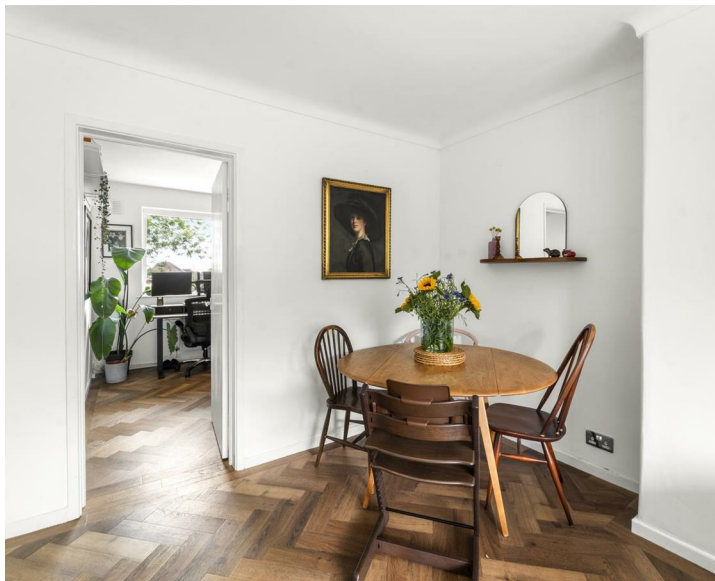
Ashton Court is a popular development situated just off Moss Lane, perfectly positioned within easy reach of both Sale Town Centre and Ashton On Mersey Village with their excellent range of shops, bars and restaurants. Brooklands Metrolink is also within walking distance providing convenient access into Manchester City Centre, with the A56 and M60 motorway network just a short drive away.

In brief the accommodation comprises: Communal entrance hallway with stairs leading to all floors. A private entrance hallway with two useful storage cupboards leads into a spacious living room with large window allowing plenty of natural light. There is a separate fitted kitchen, two generous double bedrooms and a well presented family bathroom with shower over bath. Externally, Ashton Court is set within attractive, well maintained communal grounds with the benefit of residents parking. A single garage is also included. Service Charge £1098 Per Year. Ground Rent £35 Per Year. Leasehold 124 Years Remaining.

KEY FEATURES

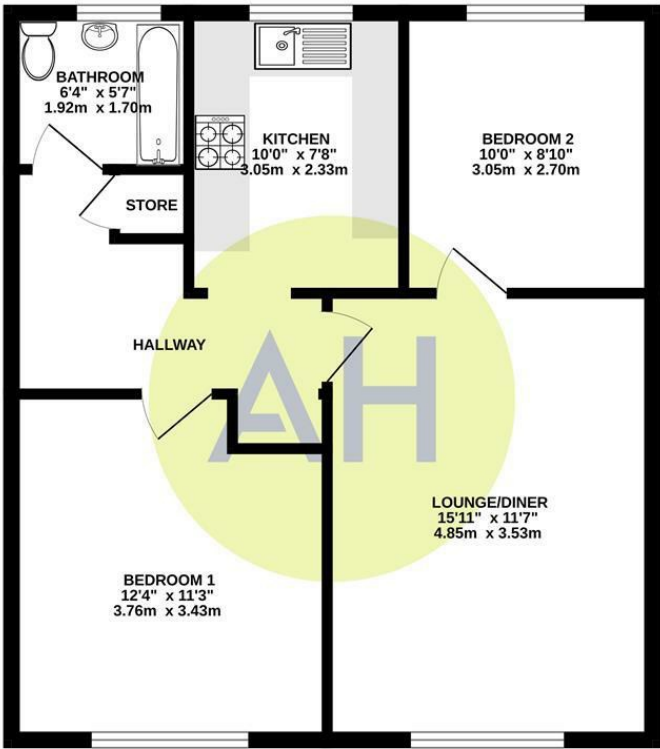
- Two Genuine Double Bedrooms
- Popular Ashton Court Development
- Prestigious & Sought After Location
- Well Maintained Communal Gardens
- Service Charge £1090.58 PA
- Situated on the top floor
- Spacious Living/Dining Room
- Single Garage & Residents Parking
- Walking distance to fantastic amenities
- Ground Rent £35 PA. Leasehold 124 Years Remaining







GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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.
Made with Metagix C2026

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.