



Flat 6 Bowland Court, Sale, M33 3DE

£200,000

www.jordanfishwick.co.uk





jordan fishwick

- CHAIN FREE
- 947 Years Remaining on Lease
- Ground Rent - £25 PA
- EPC Rating C
- Close To Local Tram Station
- First Floor Two Bed Apartment
- Service Charge - £130 PCM
- Parking and Garage
- Trafford Council Tax B
- Close To Town Centre

CHAIN FREE

This well-presented two-bedroom apartment is situated in the sought-after Bowland Court development on Wardle Road, in the heart of Sale. Positioned on an upper floor, Flat 6 offers a bright and comfortable living space, ideal for first-time buyers, downsizers, or investors alike.

The property features a spacious living room with ample natural light, creating a welcoming and relaxing environment. The separate kitchen is thoughtfully laid out with a range of fitted units and workspace, providing practicality for everyday living. The two double bedrooms are generously sized, offering plenty of room for storage, while the bathroom is neatly appointed with a three-piece modern suite.

Bowland Court is a well-maintained development, benefitting from communal grounds and resident parking, as well as a private garage for the apartment. The location is particularly convenient, with Sale town centre just a short distance away, offering a variety of shops, restaurants, and amenities. Excellent transport links are nearby, including easy access to Brooklands Metrolink and the motorway network, making commuting into Manchester and surrounding areas straightforward.

947 Years Remaining on the Lease

£25 PA Ground Rent

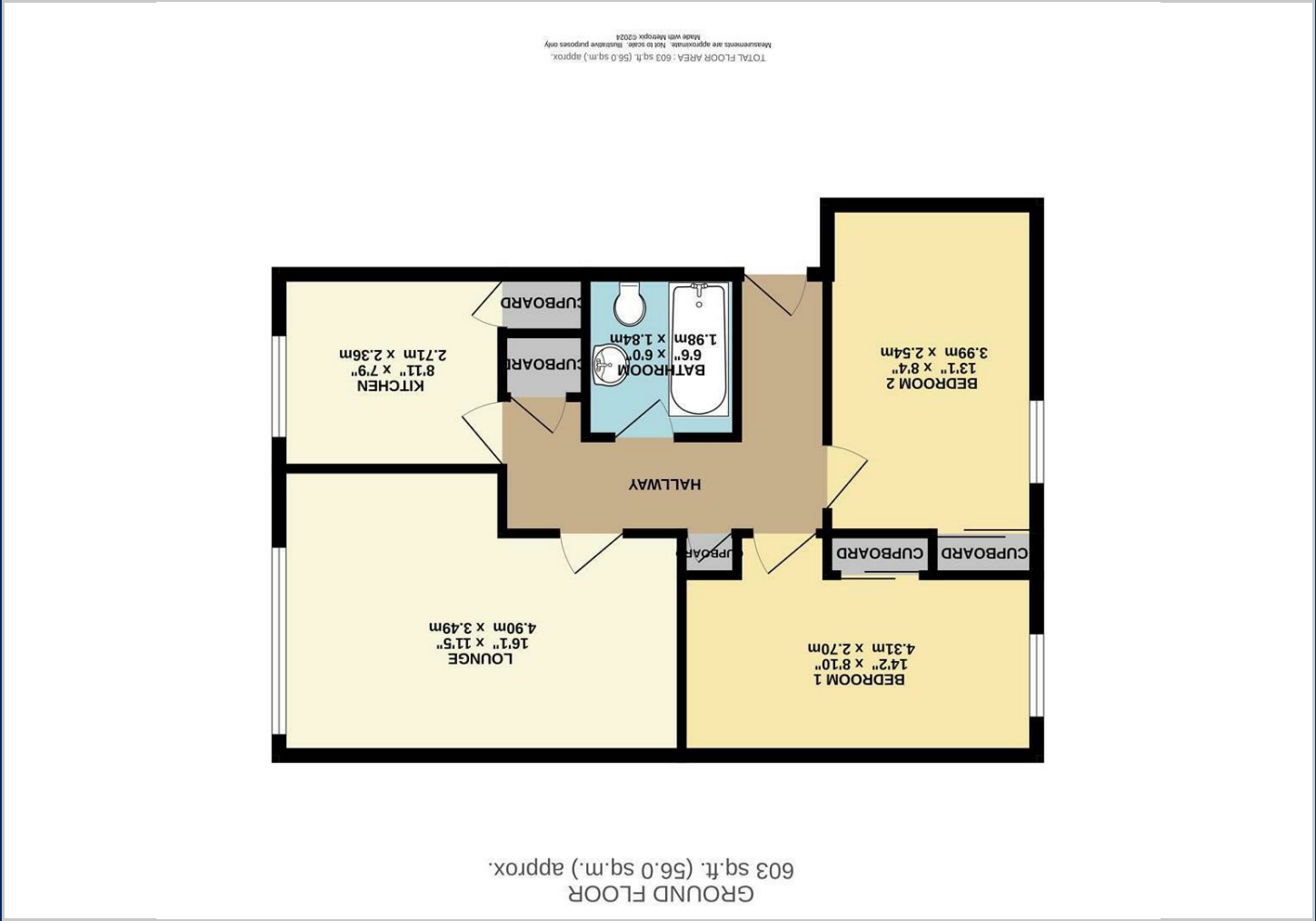
£130 PCM Service Charge

Council Tax Band B

EPC - C





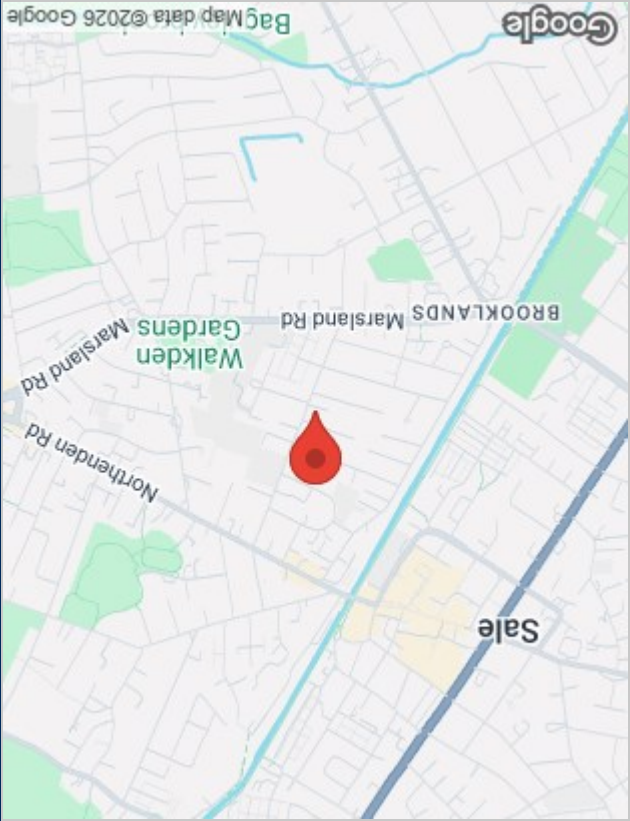


Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
Current	Possible	
73	80	
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

Energy Performance Graph



Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.