



**51 Russell Place, Sale, M33 7LD**

£250,000

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# *jordan fishwick*

- NO CHAIN
- Central Sale Location
- Council Tax Band D
- Leasehold - 177 years remaining
- Ground Rent - £100 PA
- Two Bedroom Duplex Apartment
- Ensuite Shower Room
- EPC Rating C
- Service Charge - £1,050 PA

Two double bedroom duplex apartment situated in a popular, modern apartment block just off Washway Road within close proximity to all of the many amenities Sale have to offer including Metrolink and good schools.

Positioned on the second floor, the property comprises: entrance hall, open plan kitchen and living room with mezzanine room above which is accessed via a spiral staircase. Two double bedrooms with ensuite shower room to the master and family bathroom.

Gated parking for residents with allocated parking space.

NO CHAIN.

Council Tax Band D. EPC Rating C. Leasehold. 177 years remaining. Service Charge £1,050 PA and Ground Rent £100 PA.

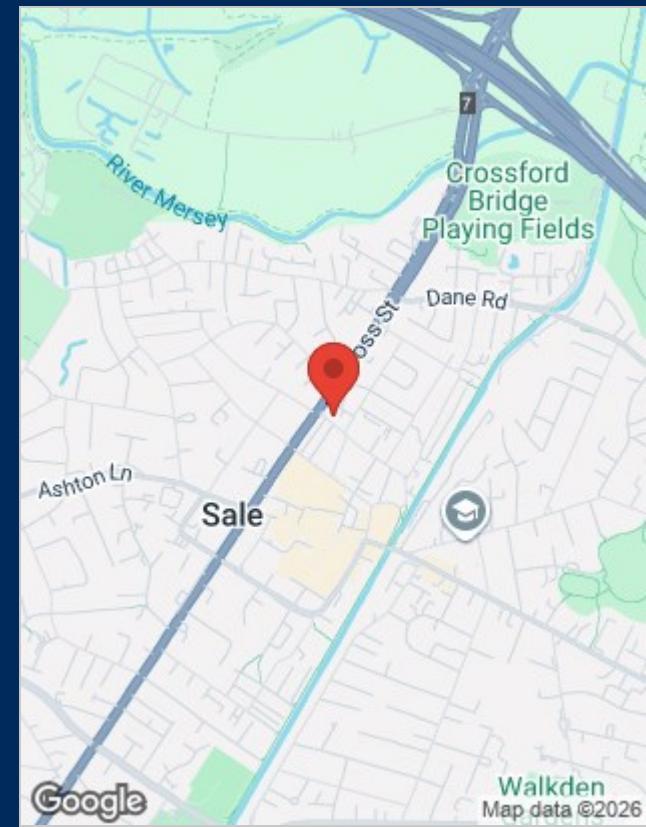




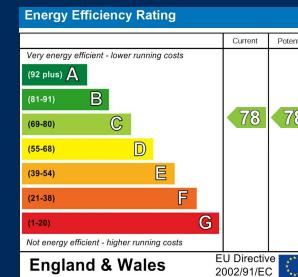
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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.