



**Russell Place, Sale, Trafford, M33**

**Guide Price: £240,000**

*Leasehold*

# Russell Place, Sale, Trafford, M33

\*\* NO ONWARD CHAIN \*\* Located in the heart of Sale town centre, this attractive two-bedroom first-floor apartment enjoys an enviable position close to a wide range of shops, bars and restaurants, as well as excellent transport links including the Metrolink. The picturesque Bridgewater Canal is also within easy walking distance, offering pleasant routes for walking and cycling.

The development is accessed via secure electric gates, leading to allocated, secure parking and well-maintained communal areas, providing both convenience and peace of mind for residents.

The apartment itself is entered through a spacious entrance hall which opens into a bright and airy open-plan living, dining and kitchen space. This impressive room benefits from a large feature bay window, allowing plenty of natural light to flood in, and offers ample space for both living and dining furniture.

The kitchen area is fitted with a modern range of base and eye-level units and includes a selection of integrated appliances, creating a sleek and practical cooking space that flows seamlessly into the main living area.

The main bedroom is a well-proportioned double room, complete with fitted wardrobes and a contemporary en-suite bathroom. The second bedroom is also of a generous size and is served by a stylish family bathroom fitted with a three-piece suite.

- Leasehold
- 200 years from 1 July 2002
- Service Charge: £100 per month
- Ground Rent/ Rent Charge: £100 per year
- Council Tax Band D
- EPC Grade B







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.