



Rylands Court



8 Rylatt Court, Ashton Lane, Sale, Manchester, M33 6WE

A fully refurbished, two double bedroom, ground floor apartment with a *LEASE EXTENDED TO FULL TERM OF 152 YEARS* situated in a desirable location within walking distance to Sale Town Centre. Briefly comprising: Communal Entrance Hallway, Private Reception Hallway, Lounge, Kitchen, Master Bedroom, a second Double Bedroom and a three piece Bathroom. UPVC double glazing. Externally there are well maintained communal gardens, off road parking and a brick built garage with double opening doors. EPC Rating F. Council Tax Band B.

£250,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

washing machine and space for fridge freezer. Ceiling light point, extractor, tiled splash backs and flooring. UPVC double glazed window to the rear aspect.

Bedroom One

12'5" x 11'5"

Master Bedroom with UPVC double glazed window to the front aspect overlooking the communal gardens. Ceiling light point and built in wardrobe.

Bedroom Two

12'11" x 10'7"

A larger than average second double Bedroom with ceiling light point and UPVC double glazed window to the rear aspect.

Bathroom

7'8" x 7'8"

Fitted with a three piece suite incorporating a low level WC, pedestal

Ground Floor Communal Entrance
Security door with intercom.

Private Entrance Hall

Spacious Reception Hallway with tiled flooring, ceiling light point, intercom system and store cupboard housing the water tank.

Lounge

18'6" x 10'9"

Large Lounge with UPVC double glazed bay window to the front aspect overlooking the communal lawned gardens. Two ceiling light points and telephone point

Kitchen

9'3" x 7'6"

Fitted with base and eye units with roll top work surface areas incorporating a single bowl sink with central mixer tap. Integrated electric oven and four ring ceramic hob with overhead extractor. Recess for

wash hand basin and panelled bath with overhead shower and glass screen.
 Ceiling light point, ceramic tiling and UPVC double glazed window with opaque glass inset to the front aspect.

Outside

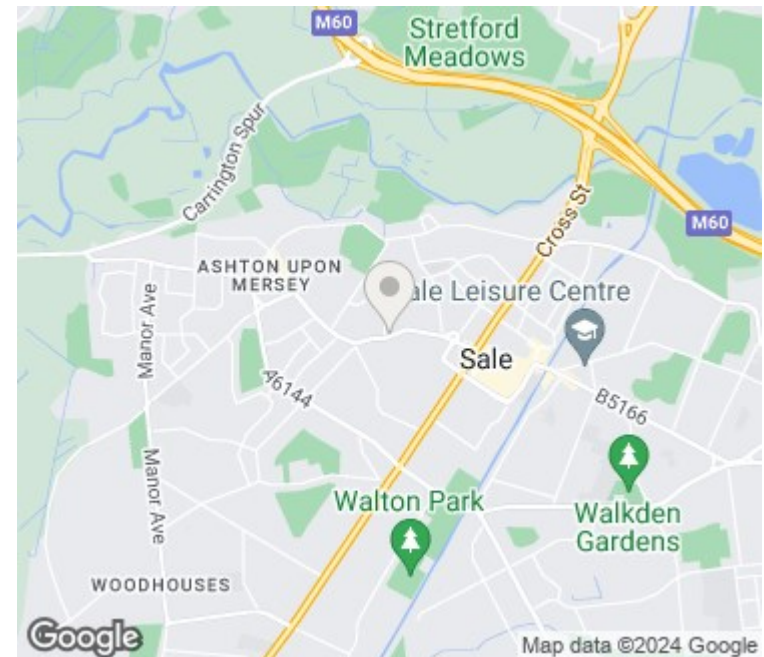
Externally there are well maintained landscaped gardens and private parking.

Garage

Brick built garage with double opening doors.

Lease Details

Lease Renewed - 152 Years on the Lease
 Ground Rent - £25 PA
 Service Charge -£220 PCM

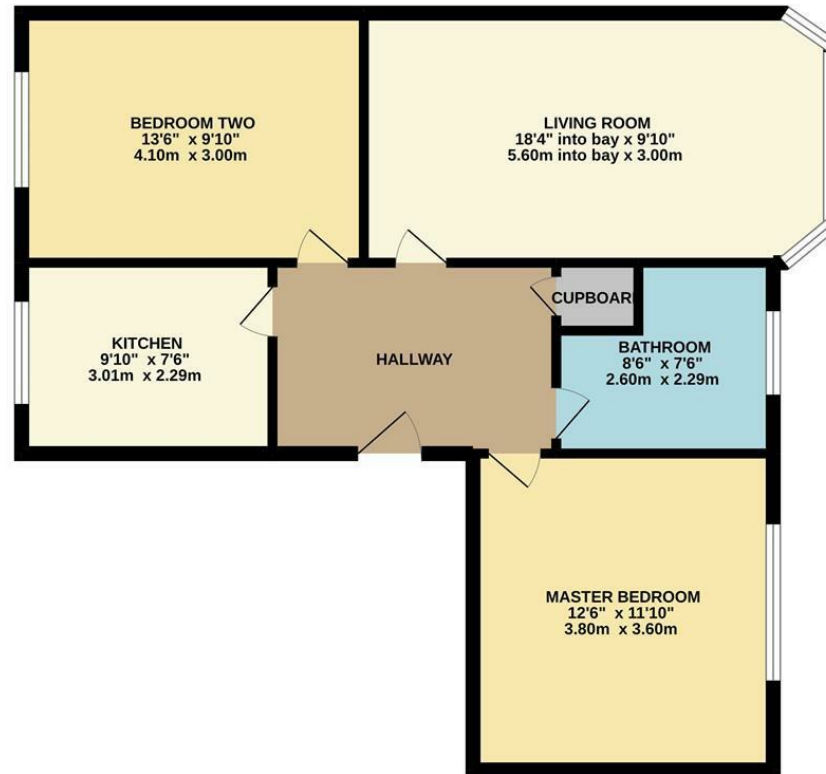


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		66
	22	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
		55
	44	
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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