



# Flat 1 Maritime Court, Harboro Road, Sale, Cheshire, M33 5AF

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £165,000 + Reservation Fee.

\* Two double bedroom ground floor apartment situated in Maritime Court which is conveniently located on Harboro Road within walking distance to Brooklands Metrolink \*

Auctioneer Comments -

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## £165,000 By Auction

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Summary

Two double bedroom ground floor apartment situated in Maritime Court which is conveniently located on Harboro Road within walking distance to Brooklands Metrolink, Walton Park and easy reach of the amenities in Sale Town Centre and Ashton-on-Mersey Village. This spacious apartment benefits from a new boiler which was installed in May 2022 and a recent lease extension. The property briefly comprises; communal entrance hall, private entrance hall, open plan lounge/diner leading to the kitchen, two double bedrooms with fitted wardrobes to the master bedroom and modern fitted shower room. Externally there is a garage included, communal gardens and parking spaces available. No Chain!

Please note: pets are not allowed in this apartment block. Council Tax Band B and EPC Rating C.

### Entrance Hall

Welcoming entrance hall with wood flooring, column radiator, recessed ceiling spotlighting and large storage cupboard.

### Lounge/Dining Room

11'9" x 18'0"

Fantastic sized reception room with two UPVC windows to the side and rear aspect, wood flooring, recessed ceiling lighting, two column radiators and open access to the hallway and kitchen.

### Kitchen

6'10" x 11'1"

Fitted with a range of wall and base units, benefitting from integrated appliances including: eye-level electric oven, induction hob with extractor hood, fridge, freezer and washing machine. Metro tiled splash back, tiled flooring, UPVC double glazed window and recessed ceiling spotlighting.

### Master Bedroom

18'0" x 9'11"

Double bedroom benefitting from fitted wardrobes with mirrored sliding doors, carpeted flooring, radiator, UPVC window to the rear aspect and recessed ceiling spotlighting.

### Bedroom Two

8'3" x 13'8"

Another double bedroom, with carpeted flooring, UPVC window to the rear aspect, radiator and recessed ceiling spotlighting.

### Shower Room

8'10" x 5'10" (widest points)

Modern fitted shower room comprising fitted combination unit with low level WC and wash basin, and separate shower cubicle with sliding door. Wood effect vinyl flooring, fully tiled walls, chrome towel radiator and recessed ceiling light point.

### Garage

A garage at the rear of the apartment block is included with this apartment.

### Tenure

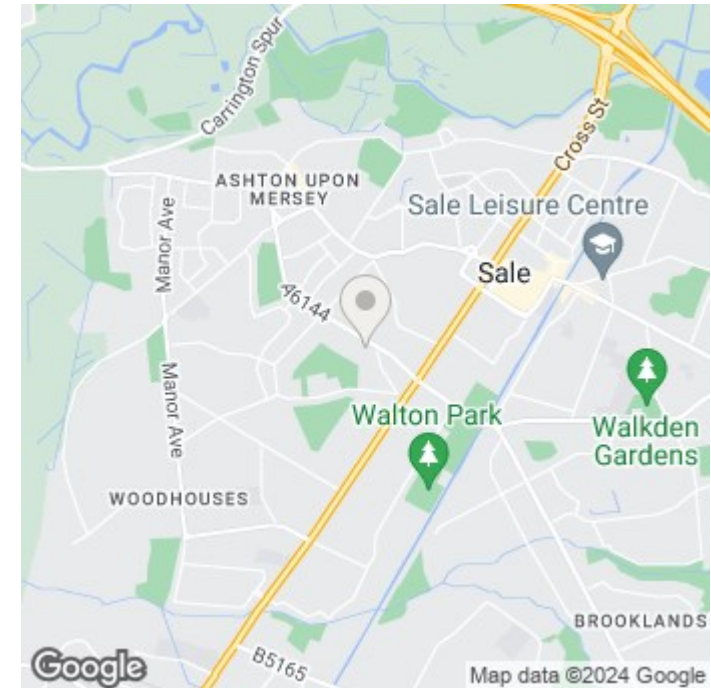
Leasehold Apartment

176 years remaining on the lease

Service Charge £89 PCM

Ground Rent £10 PA

No Pets are Allowed



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		
	74	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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