



# 29 Whitebrook Court, Whitehall Road, Sale, M33 3NL

ONE BED RETIREMENT APARTMENT for OVER 60s. This superb purpose built retirement apartment is set within a popular development off Brooklands Road, close to SALE TOWN CENTRE and the METROLINK. Situated on the first floor, briefly comprising; communal entrance hall, bedroom, large living room, kitchen and bathroom room - all fitted with pull cord alarm systems. Off the hallway there is a storage cupboard housing the Economy 7 boiler, the flat itself is all electric with storage heaters. Externally, well maintained gardens and residents parking (not guaranteed). Within the development there is an on-site house manager and a lift. EPC Rating C. Council Tax Band B. Call now to book an appointment.

## £135,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Lease Details

Lease for 125 year from 2000  
Service Charge £1127 every 6 months  
Ground Rent £350 PA

#### Communal Lounge

A large communal lounge, accessed via security entry front doors with ample seat, television and tea making facilities.

#### Hallway

Pull cord alert system, electric heater and built in storage cupboard housing water tank.

#### Living/ Dining Room

A great size reception room with window overlooking the South facing gardens. Electric storage heater, ceiling coving and double doors leading through to the kitchen.

#### Kitchen

Modern neutral fitted kitchen with a good range of base and eye level units

with work surface areas and tiled surround. Single bowl stainless steel sink unit together with mixer tap. Built-in eye level oven, four ring electric ceramic hob and space for undercounter fridge and freezer. Window to rear Southern aspect overlooking the gardens.

#### Bedroom

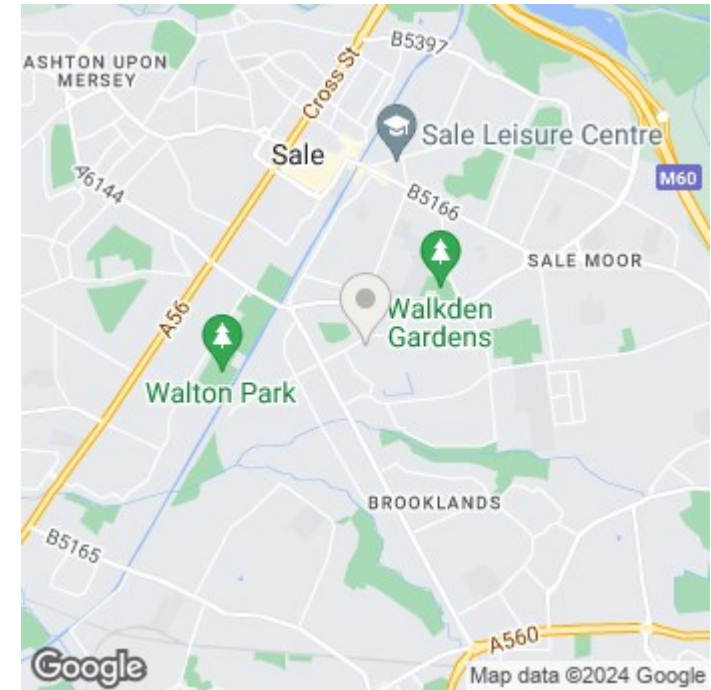
Double bedroom with built-in wardrobe. Ceiling coving, electric storage heater and UPVC double glaze window overlooking the rear garden.

#### Shower Room

Newly fitted shower room with adapted walk in shower, WC and large hand wash basin with vanity drawer storage underneath.

#### Externally

Lovely communal gardens with mature trees and flowering plants. Parking is to be requested via the management company and is allocated on availability.

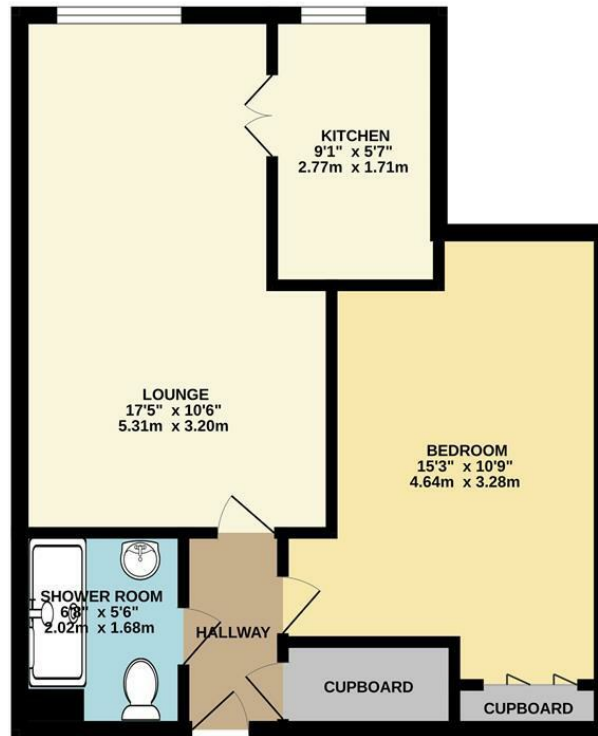


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

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



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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