



The Penthouse 1A Britannia Road, Sale, Cheshire, M33 2AA

STUNNING duplex PENTHOUSE apartment in prime location, overlooking the Bridgewater Canal and ideally positioned for Sale MetroLink. Offered No Chain! Comprising briefly; communal entrance hallway, private entrance hall with video intercom system. To the first floor modern open plan lounge/kitchen/dining space benefiting from built in kitchen appliances, double bedroom with ample storage space and modern tiled shower room. Spiral staircase leads to the mezzanine level, boasting bright and airy double bedroom with en suite shower room and eaves storage. Gas central heated and benefiting from a private balcony with stunning views of the Bridgewater Canal. One Car parking space. No lift. Council Tax Band B. EPC Rating C.

£300,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Shower Room

Modern tiled shower room with walk in shower, WC and hand wash basin. Window to side aspect, spotlighting and extractor fan.

Master Bedroom (Mezzanine)

Double bedroom with four skylight windows, flooding the room with natural light. Carpeted flooring, ceiling spot lights and radiator.

Ensuite Shower Room

Tiled shower room with walk in shower, WC and hand wash basin. Spotlighting and extractor fan.

Externally

Secure gated parking space on on ground level, under the building.

Lease & Service Charge

250 Year Lease from 2015
Service Charge £1050 PA
Ground Rent £100 PA

Hallway

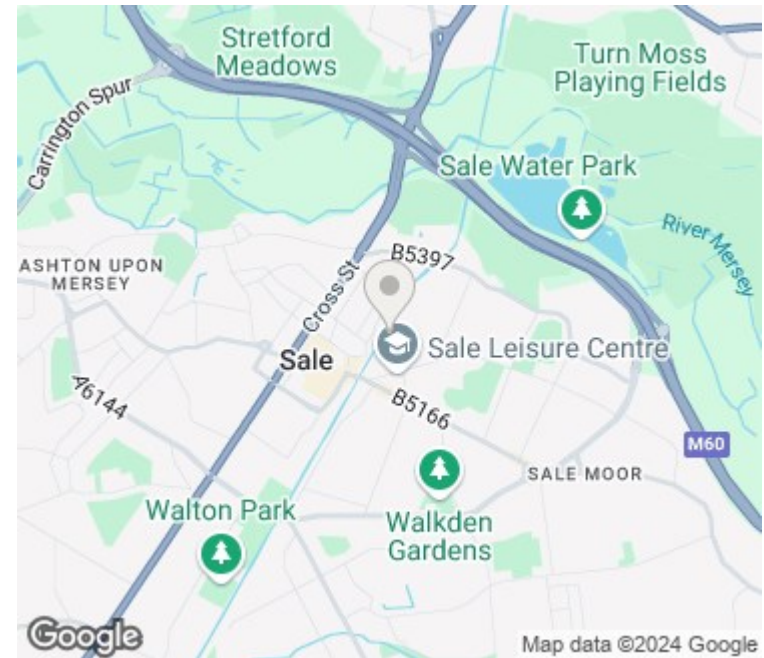
Entrance hall with intercom. Laminate flooring and window to side aspect.


Kitchen / Living Dining Room


Lovely open space with high ceilings. Kitchen fitted with good range of wall and base units, incorporating stainless steel sink with drainer, dishwasher, fridge/freezer and washing machine. Three sets of sliding doors onto the balcony, enjoying waterside views.

Bedroom Two

Double bedroom with window to side aspect. Carpeted flooring, ceiling spot lights and radiator.

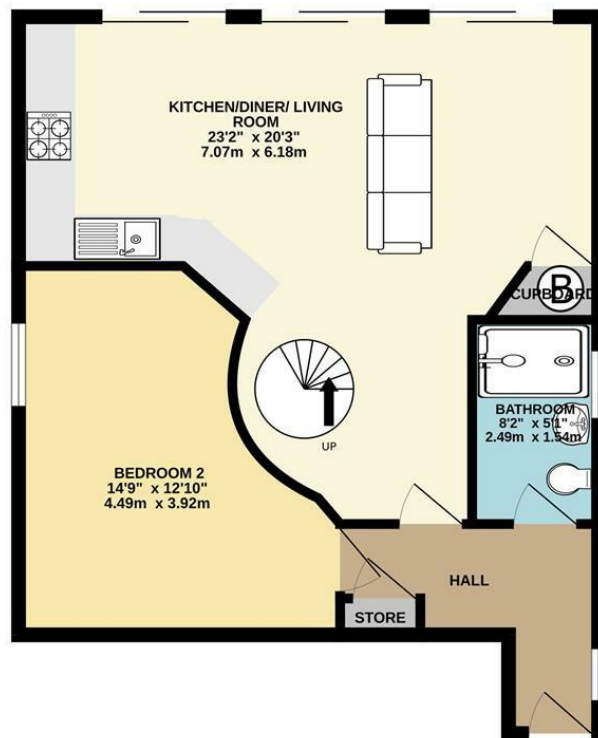


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	78	78
England & Wales	EU Directive 2002/91/EC 	

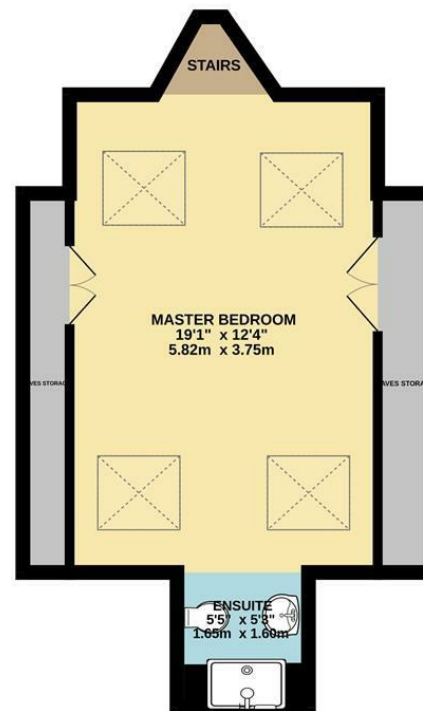
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 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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