



16 Devonshire Court, Sale, M33 3YN

£215,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)









# Jordan fishwick

- Large First Floor Apartment
- No Chain
- Fully Fitted Kitchen
- Lift Facilities
- EPC Rating B
- Two Double Bedrooms & Two Bathrooms
- No Pets
- Underground Parking
- 979 years remaining on lease
- Ground Rent £264.30 and Service Charge £1833.72

**\*NO CHAIN\*** A modern, well presented, first floor apartment. Situated within walking distance of Sale Moor Village and Brooklands Metro Link, this property provides spacious living in a convenient location. Internal accommodation includes entrance hallway with storage, a bright living room and fully fitted kitchen with appliances. There are two double bedrooms, with an en suite off the master bedroom which are both South Facing offering natural light all day, and a family bathroom. The development sits on communal gardens and offers lift facilities and underground parking for residents. Property is warmed by central heating. EPC Rating B.

£215,000



Entrance Hall	8'2" x 8'2" (2.5 x 2.5)
Living Room	19'2" x 11'9" (5.86 x 3.60)
Kitchen	8'2" x 7'9" (2.50 x 2.38)
Master Bedroom	12'9" x 11'4" (3.91 x 3.46)
Ensuite	7'10" x 5'6" (2.40 x 1.70)
Bedroom Two	12'9" x 7'4" (3.90 x 2.26 )
Bathroom	8'10" x 5'6" (2.71 x 1.70)
Lease Information	





01619622828

*Jordan fishwick*

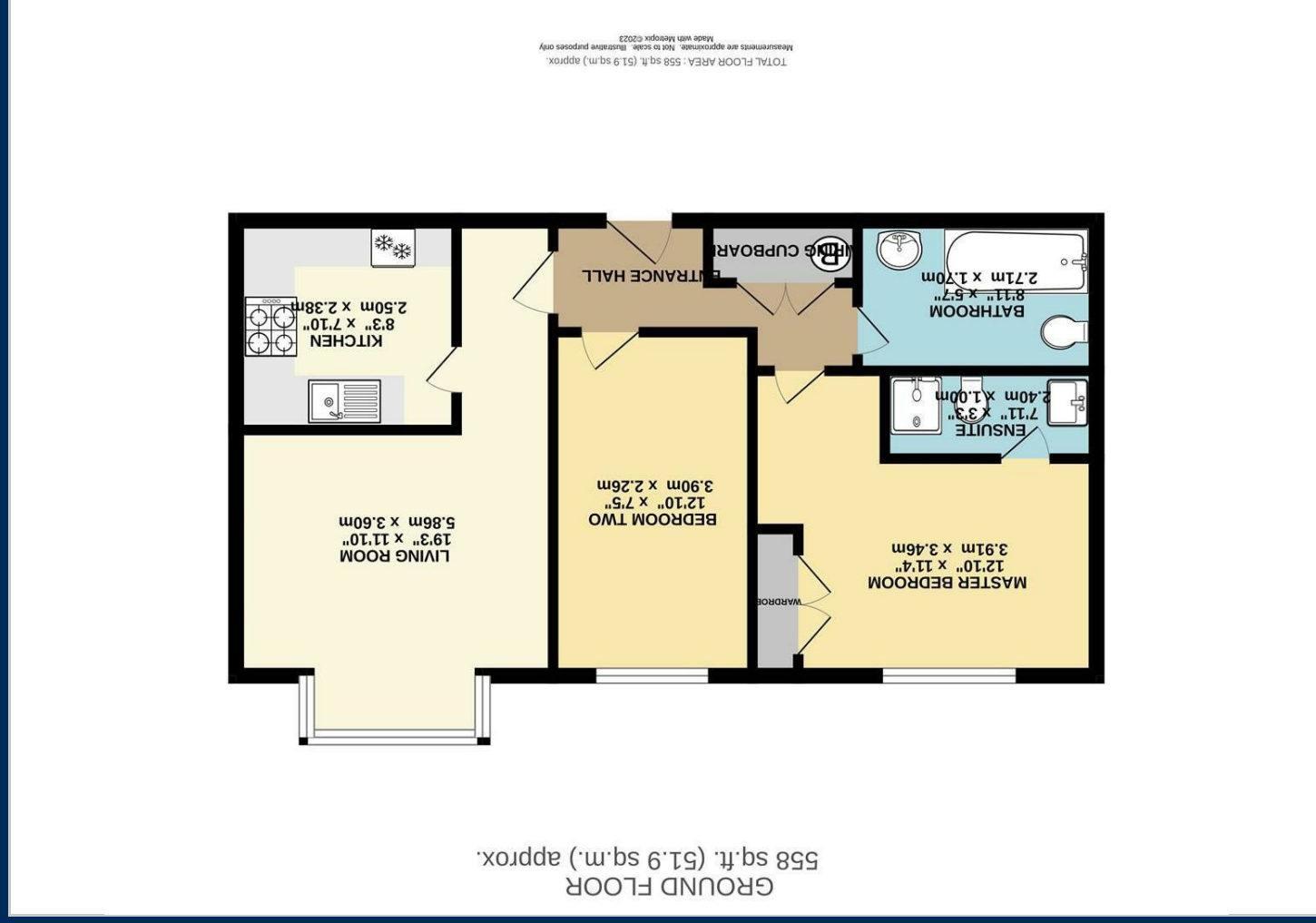
*Why take a risk?*  
*Sell Smarter*





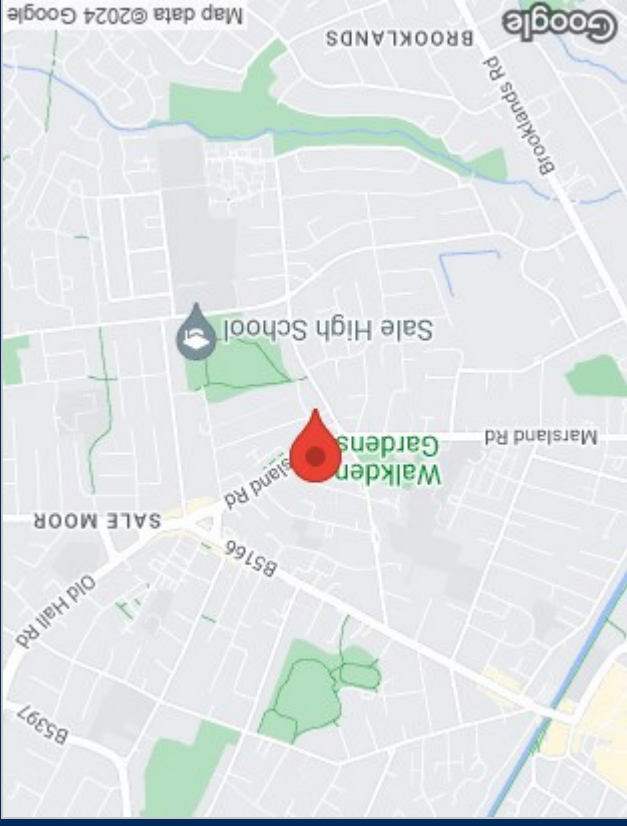






Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating	
Current	Possible
83	84
Very energy efficient - lower running costs (92 pts) <b>A</b>	
Energy efficient (81-91) <b>B</b>	
Decent energy efficiency (69-80) <b>C</b>	
Average energy efficiency (55-68) <b>D</b>	
Below average energy efficiency (39-54) <b>E</b>	
Poor energy efficiency (21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	

England & Wales  
EU Directive  
2002/91/EC

Energy Performance Graph

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.