



ROSE VILLA



# Flat 5 Rose Villa, 11 West Grove, Sale, Cheshire, M33 3AS

Spacious two bedroom top floor apartment, converted within a charming period, detached property. Situated in the heart of Sale town centre, close to shops and amenities and walking distance to both Sale and Brooklands Metrolinks. The property briefly comprises; spacious entrance hall, impressive open plan kitchen / diner leading through to the living area. Two double bedrooms, the master benefiting from en-suite shower room and a family bathroom with free standing bath tub. There is a communal garden to the rear and off road parking for one car plus on street permit parking to the front \* OFFERED CHAIN FREE \* CALL NOW TO VIEW!!

## £265,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Lease Info

Leasehold - 999 year lease from 2004  
Ground Rent: £200 PA  
Service Charge: £1,428 PA

Owners of the 5 flats are the shareholders of the company, and they manage by managing agents.

#### Lounge

Lovely open plan living room with windows and skylights. Spotlighting and radiators.

#### Kitchen

Fitted kitchen with gas ring hob, electric oven and extractor hood, integrated dishwasher included. Cobi boiler approx. 4 years old. Spotlighting and radiator.

#### Bedroom One

Spacious double bedroom enjoying en suite facilities. Carpeted flooring, spotlighting and two windows.

#### En Suite

Cubicle shower, low level WC and pedestal hand washbasin.

#### Bedroom Two

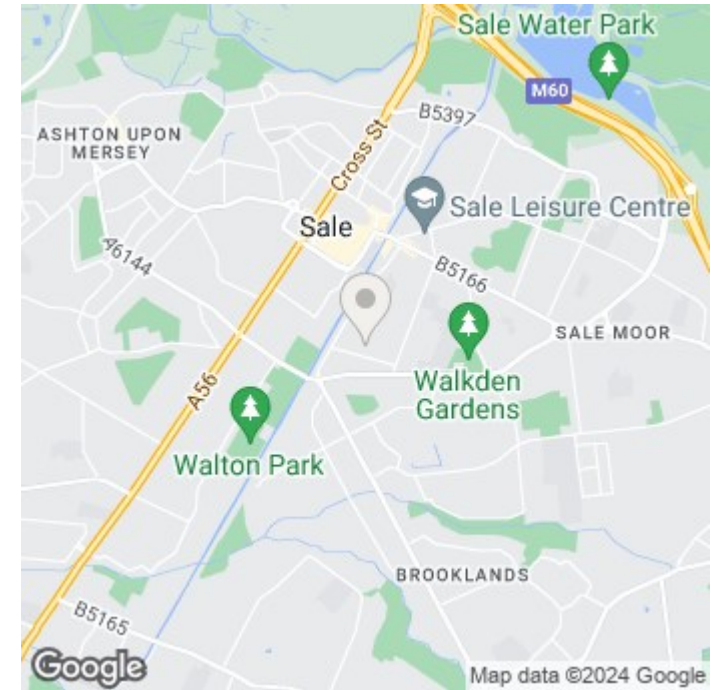
Double bedroom, carpeted flooring and skylight.

#### Bathroom

Freestanding bathtub with shower connection, WC and hand wash basin.

#### Communal Garden & Driveway

There is a communal garden to the rear mainly laid to lawn with seating area. Off road parking for one car on driveway.

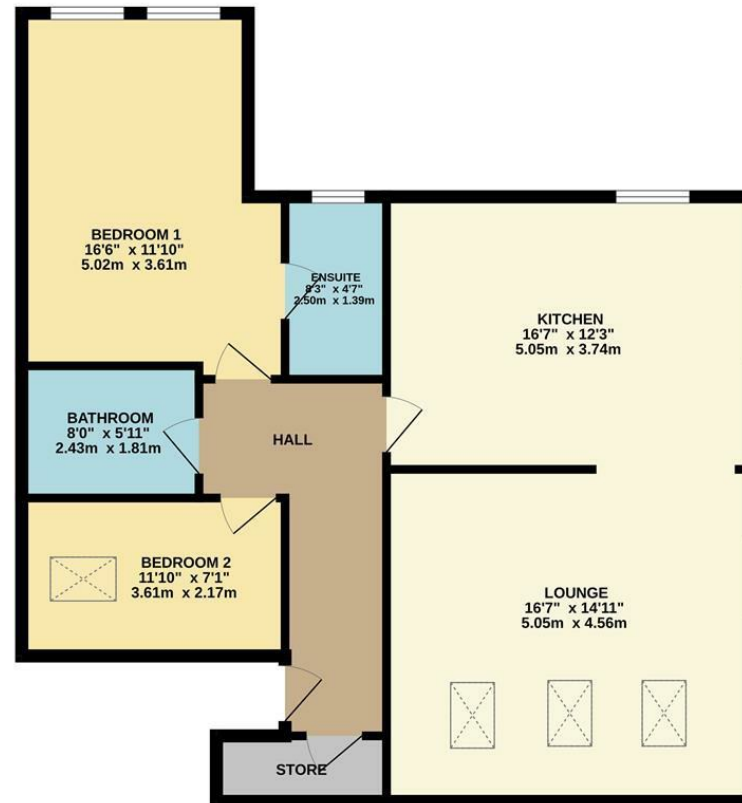


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &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>		
(1-20) <b>G</b>	1	1
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 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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