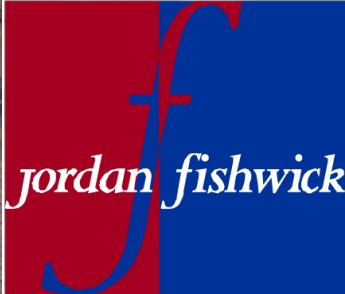




ROSE VILLA



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

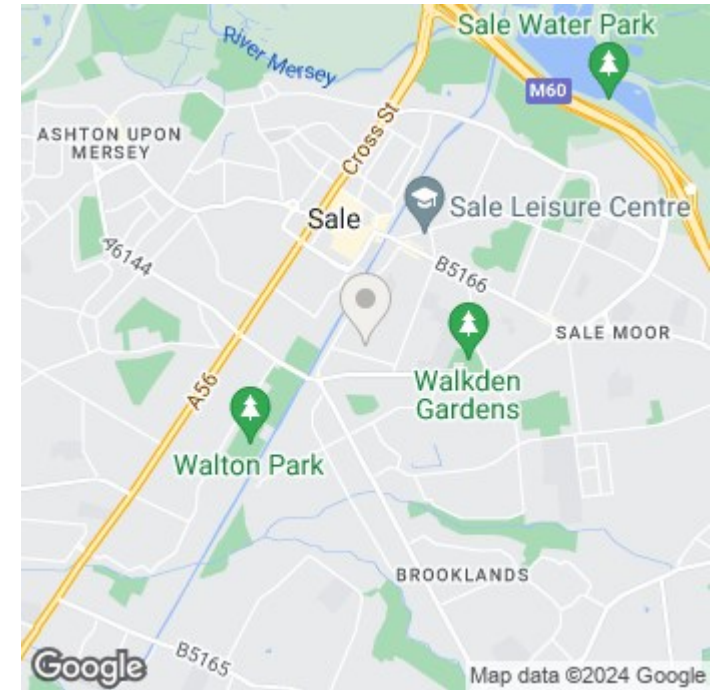
Double bedroom, carpeted flooring and skylight.

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.

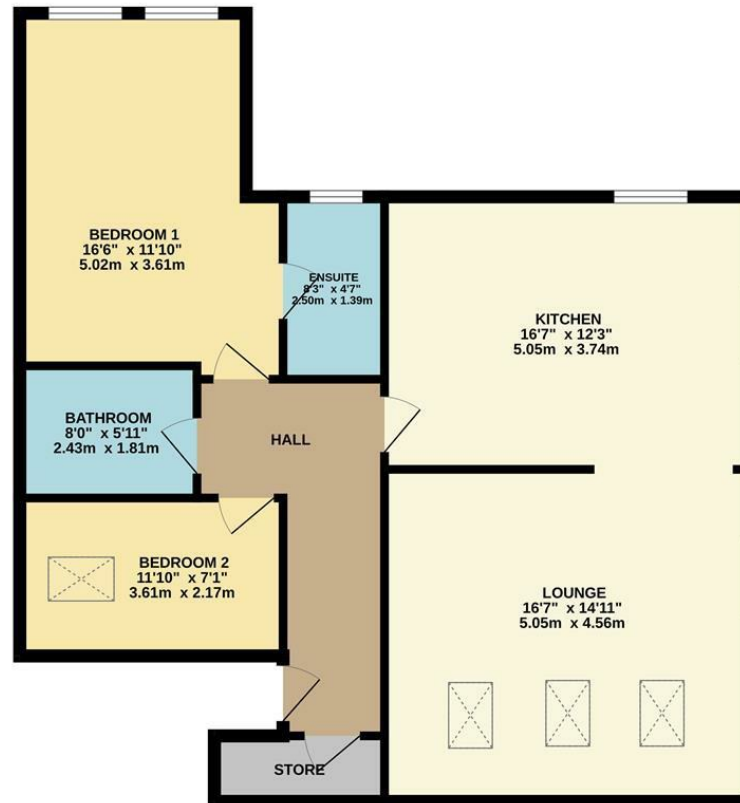


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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	1	1
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	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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These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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