



WINDSOR COURT



# Apt 14 Windsor Court, Ashton Lane, Sale, M33 6WF

\* NO ONWARD CHAIN \* This two bed, ground floor apartment is situated within an extremely desirable location, just a short stroll to Ashton on Mersey village and within convenient reach of Sale centre and SALE METROLINK. Comprising in brief: communal entrance hallway, private entrance hall with intercom system, kitchen, living/dining room, two DOUBLE bedrooms and a three piece bathroom suite. Combi boiler and gas central heating. Externally the development has parking and communal gardens to the borders. Call now to arrange your viewing. Council Tax Band B. EPC Rating C. Leasehold.

## £170,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Lease and Service Charge

LEASE 999 years from 2005  
SERVICE CHARGE £1,684 PA  
GROUND RENT £200 PA

#### Hallway

Laminate flooring.

#### Lounge

Carpeted flooring.

#### Kitchen

Kitchen with good range of wall and base units, integrated single oven, electric hob and extractor. Space and plumbing for washing machine and fridge freezer.

#### Bedroom One

Double bedroom, carpeted flooring.

#### Bedroom Two

Double bedroom, carpeted flooring.


#### Bathroom


Three piece suite. WC, shower over bath tub and pedestal hand wash basin.

#### Externally

Off street parking to the rear.

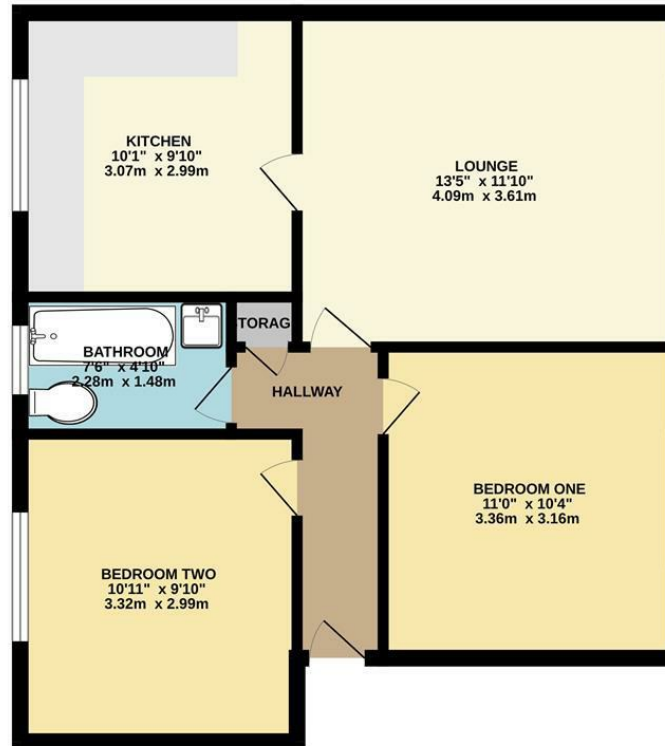


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	78	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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