



Flat 13 Parklands Charlton Drive, Sale, M33 2BJ

A well maintained two bedroom top floor apartment, situated within a popular development, walking distance to Sale Town Centre, Sale Metrolink and Worthington Park. This sought after development is for over 55's looking for a welcoming and friendly community.

Comprising in brief; communal entrance hall with intercom system, lift access to all floors, private entrance hall and storage cupboard, spacious living room/ dining room, kitchen, two generous sized bedrooms and newly fitted shower room with walk in shower. Externally there are well maintained communal grounds and gardens and private parking for residents on first come first served basis. The energy supply is all electric, with electric storage heaters.

Service charge is payable to Guinness Partnership who maintain the block - £194.26 PCM. They have recently re decorated the communal hallways, including new carpets and are currently upgrading the gutters. DON'T MISS OUT - CALL NOW TO VIEW!

£225,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Lease Information

125 Year Lease from 1992.
Ground Rent: Peppercorn.
Service Charge: £194 PCM

Hallway

Carpeted hallway with windows to side aspect.

Storage

Useful storage cupboard with shelving.

Lounge / Diner

Spacious lounge diner with windows to two aspects. Carpeted flooring, ceiling and wall light points and electric storage heaters.

Kitchen

Window to side aspect. Integrated oven, 4 ring electric hob and extractor hood. Space and plumbing for dishwasher and washing machine.

Bedroom One

Double bedroom, window to rear aspect. Carpeted flooring, fitted wardrobes.

Bedroom Two

Double bedroom, window to rear aspect. Carpeted flooring.

Shower Room

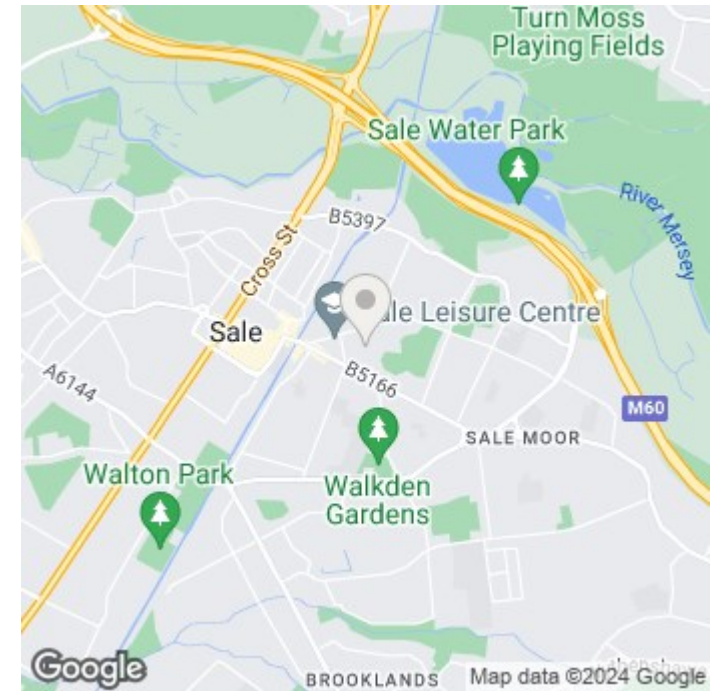
Newly fitted tiled shower room. Window to side aspect. Walk in electric shower with fold down seat, pedestal hand wash basin and WC.


Communal Space


Newly carpeted communal landing space with sofas. Access to lift and communal stair case.

Gardens and Parking

Parking is on a first come first served basis. There are lovely communal gardens surrounding the development, bordered by mature hedges.

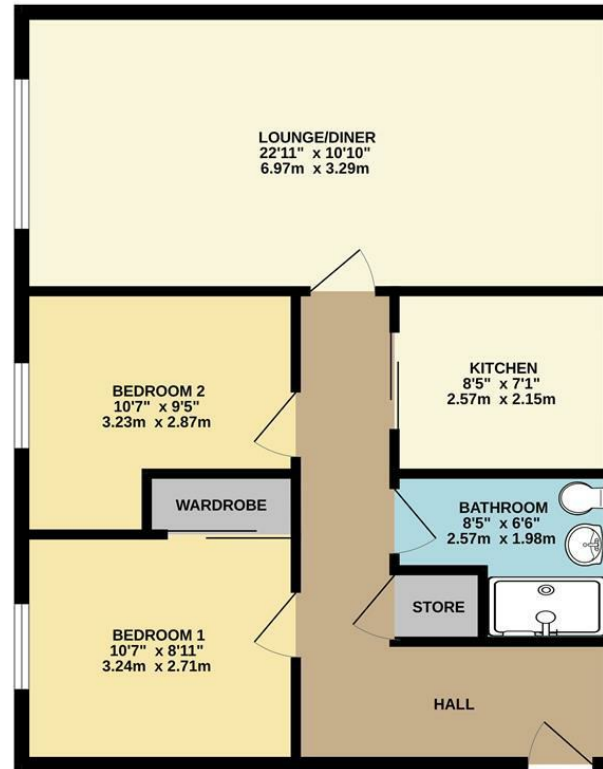


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	78
England & Wales	EU Directive 2002/91/EC 	

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
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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