



**Flat D6 Harewood Court, Lyme Grove, Sale, M33 3WW**

£265,000

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





# Jordan fishwick

- Two Large Double Bedrooms Plus Office
- Resident and Visitor Parking (not allocated)
- Close To Brooklands Metrolink
- Beautiful Manicured Gardens
- Service Charge £100 PCM
- Newly Fitted Bathroom with Three Piece Suite
- Immaculate Top Floor Apartment
- In Catchment for Sale Grammar School
- EPC Rating C -- Trafford Council Tax Band - B
- 84 Year Lease - LEASE CAN BE EXTENDED TO 175 YEARS for approx £7,500

NO CHAIN \* SPACIOUS and BEAUTIFULLY PRESENTED TOP FLOOR APARTMENT benefitting from two large double bedrooms and a study / third guest bedroom.

This lovely development is tucked away off Marsland Road, opposite Sale Grammar School, and within walking distance to Sale Town centre and it's shops, bars, restaurants and the Metrolink.

Comprising in brief; communal entrance with intercom system, private entrance hallway with useful storage cupboard, kitchen with space for appliances, generous lounge with access to a study/ guest bedroom, fully tiled newly fitted bathroom suite and two larger than average double bedrooms, both having dual aspect windows making them lovely bright rooms. Double glazed and updated electric heaters throughout plus loft space for further storage.

Externally the property benefits from resident and visitor parking, beautifully maintained communal gardens with extensive lawns to the rear. THE LEASE CAN BE EXTENDED TO 175 YEARS AT A COST OF £7,500. EPC - C and Council Tax Band - B

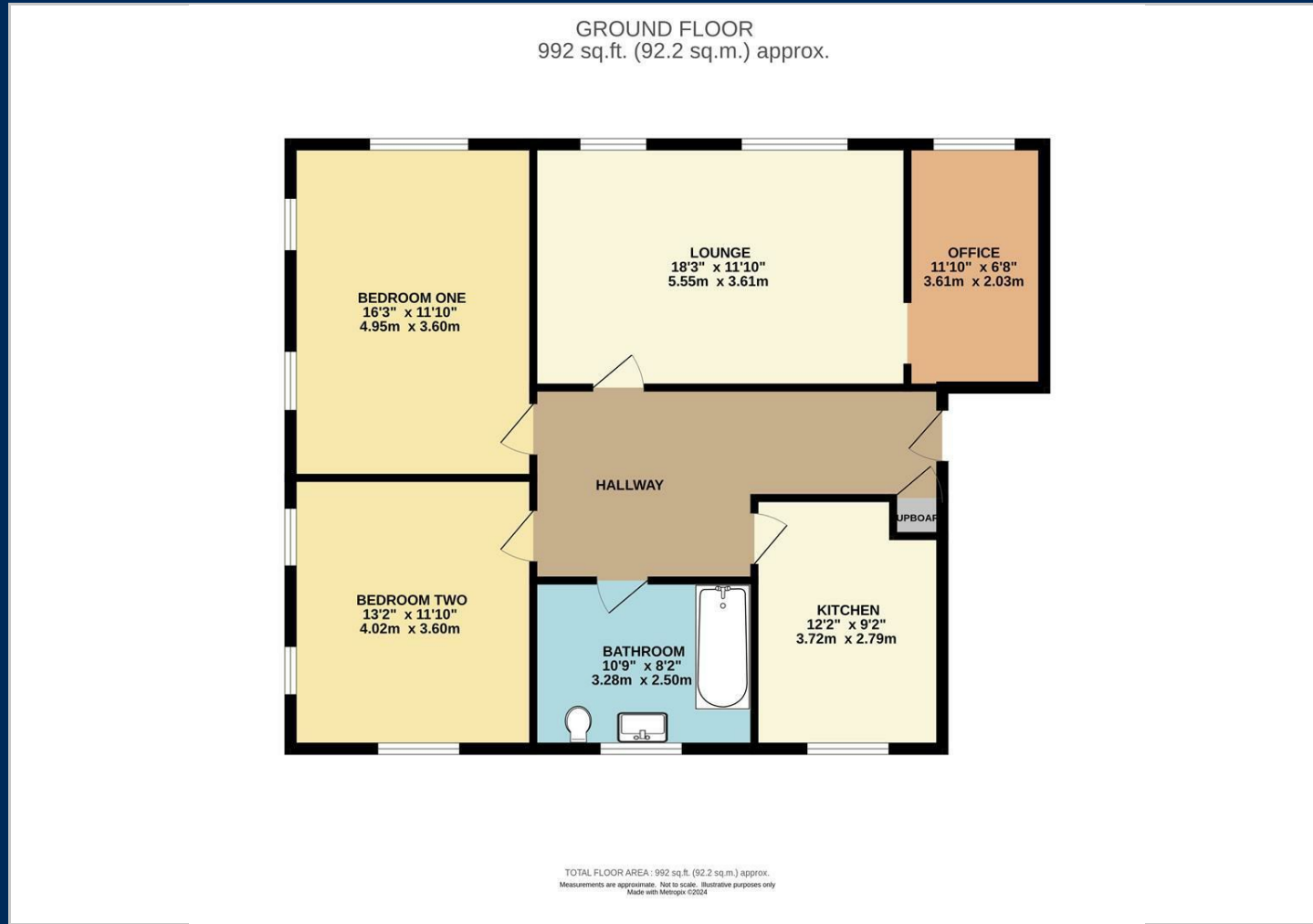
£265,000







## Floor Plans

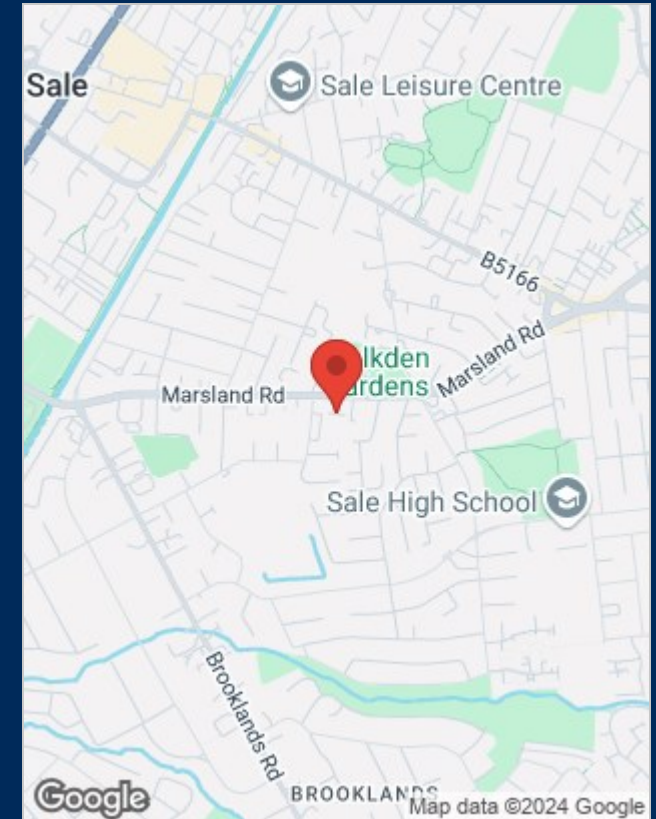


## Viewing

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

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.

## Location Map



## Energy Performance Graph

