



Apt 29 3, The Pines, Sale, M33 3SW

£190,000

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Jordan fishwick

- Stunning Top Floor Double Bedroom Apartment
- Presented Beautifully Throughout
- Close to Metrolink & Motorway Networks
- Allocated Gated Parking with 6 Visitor Bays
- Open Plan Living / Modern Kitchen
- Ground Rent Approx £150 PA
- Edge Service Charge - £1,749.61 PA
- 979 Years on Lease
- EPC - C
- Council Tax B

Constructed by the award winning Morris Group, this **STYLISH ONE BEDROOM, TOP FLOOR APARTMENT** located off Brooklands Road, has been lovingly maintained by its owner and offers an impressive open plan living space.

Comprising in brief; vestibule with access to a useful storage cupboard, on entering the apartment you will find a generous entrance hall with smaller storage cupboard housing the gas boiler, a fabulous open plan kitchen / lounge / diner with modern fitted kitchen and integrated appliances which include oven, gas hob, extractor hood, washing machine and fridge. Complete with a double bedroom and contemporary bathroom with shower over bath.

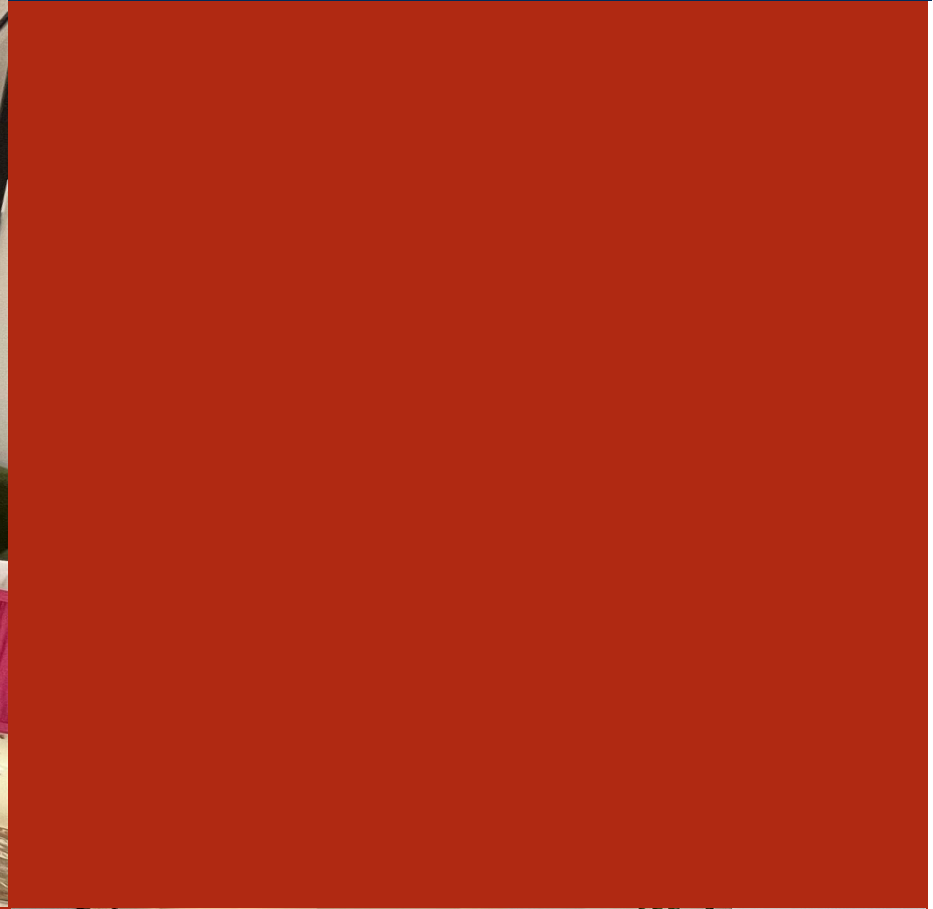
Externally there is a secure gated entrance with landscaped communal gardens and allocated parking Bay 33. The development is located within walking distance to the metrolink, close to Sale town centre and the Bridge Water Canal. Warmed by gas central heating and double glazed through out. A **MUST VIEW!!** EPC Rating B.

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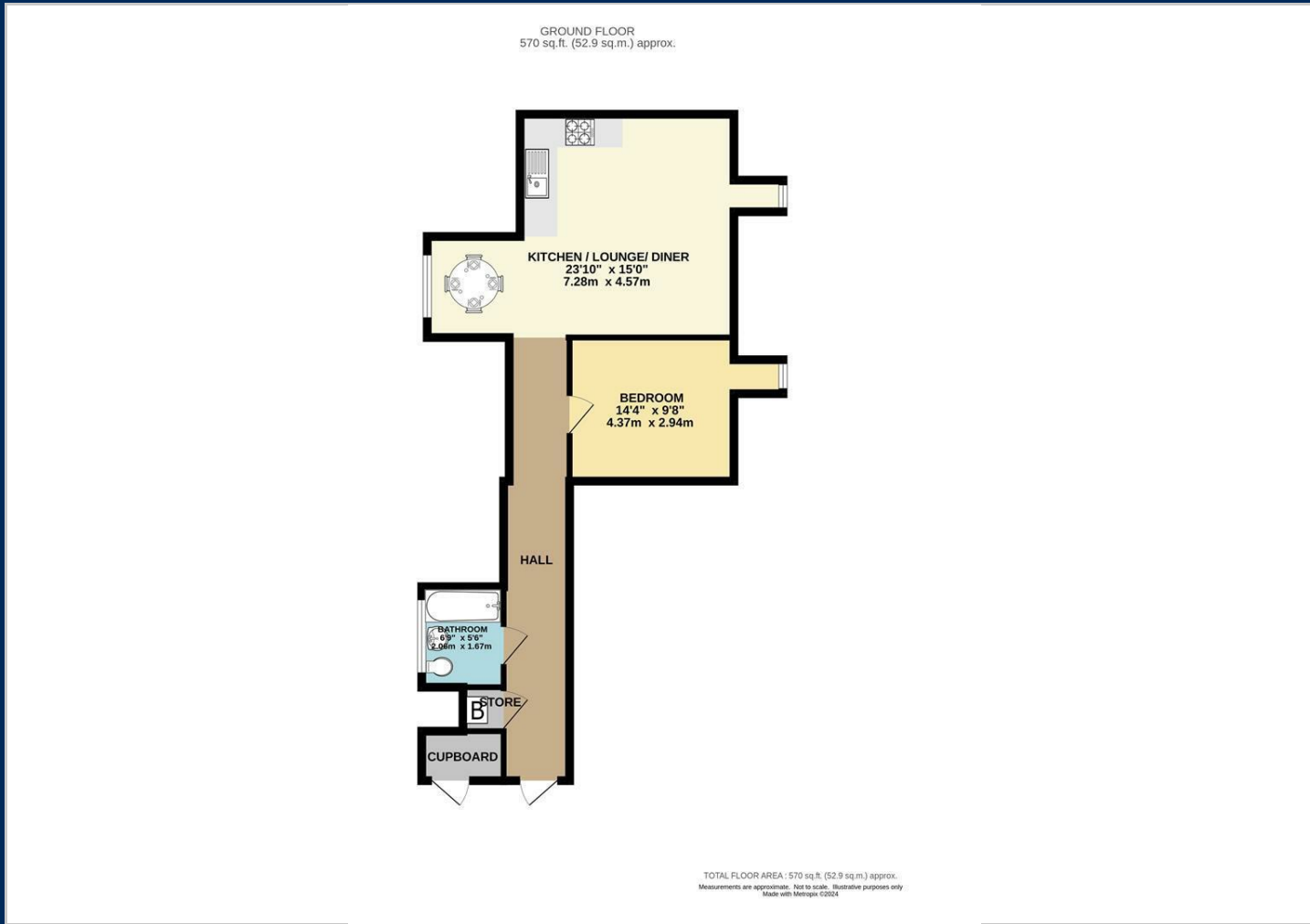
EDGE PROPERTY MANAGEMENT



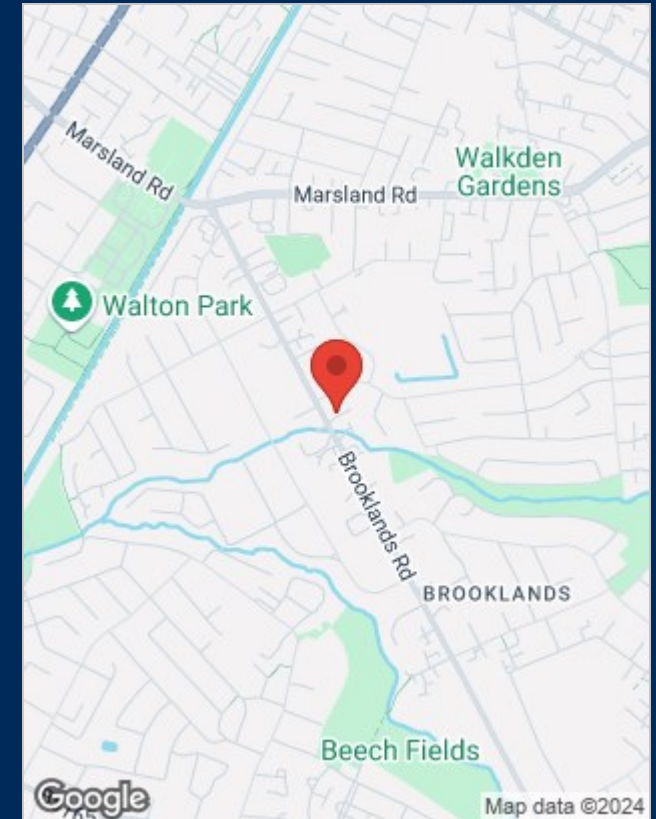




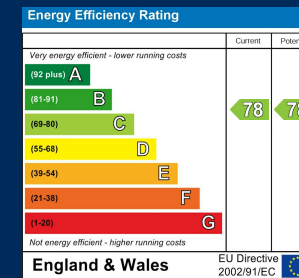
Floor Plans



Location Map



Energy Performance Graph



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.