



jordanfishwick

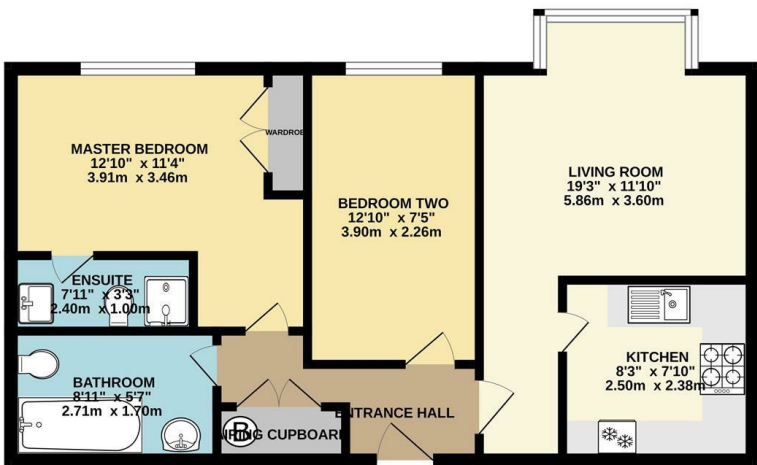
16 DEVONSHIRE COURT 7 DERBYSHIRE ROAD SOUTH SALE
PCM £1,250 PČM

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*** AVAILABLE JULY *** A modern, well presented TWO BED first floor apartment, with PARKING. Situated within walking distance of Sale Moor Village and Brooklands Metro Link, this property provides spacious living in a convenient location. Internal accommodation includes entrance hallway with storage, a bright living room and fully fitted kitchen with appliances. There are two double bedrooms, with an en suite off the master bedroom which are both South Facing offering natural light all day, and a family bathroom. The development sits on communal gardens and offers lift facilities and underground parking for residents. Property is warmed by central heating. EPC Rating B. Council Tax Band D. Unfurnished with White Goods. Call now to view - 0161 9765080



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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- Large First Floor Apartment
- Two Double Bedrooms & Two Bathrooms
- Available July
- Fully Fitted Kitchen Integrated White Goods
- Underground Parking
- Lift Facilities
- Unfurnished
- EPC Rating B
- Management Company Do Not Allow Pets

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	