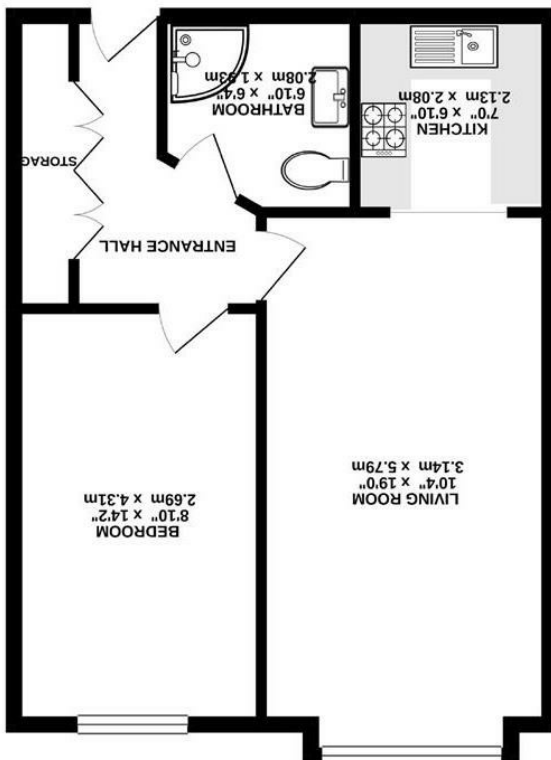


Illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

These particular are believed accurate and that they are not intended to constitute a contract. Neither Jordan Fishwick nor the vendor or vendor in respect of these particulars, which are not intended to constitute a contract, warrant or represent that the information contained in these particulars is true, correct or complete. The purchaser is advised to conduct its own investigation and to obtain independent professional advice in relation to the information contained in these particulars. Any floorplans on this brochure are for



24 ROSSIERNE COURT, BROWN STREET  
TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.





Brown Street Hale WA14 2EU

£119,500



### The Property

An immaculately presented one bedroom apartment located within this well regarded retirement development on sought-after Brown Street with access to amenities of Hale Village and Altrincham Town Centre. Provides secure living for the over 60s with live-in house manager and open common areas including residents lounge, laundry and guest suite.

Accommodation includes hallway with cloaks and storage, lounge with bay window overlooking the communal gardens to the front, fitted kitchen, bedroom and bathroom with shower. Maintained communal gardens and visitor parking.

The property is Leasehold.  
Original lease length of 125 years (93 years remain)  
Service charge payable of £176 per month.  
No sinking fund payable and purchaser's benefit from on-going fund

### Directions

WA14 2EU



- Overlooking The Communal Gardens
- Secure Living for Over 60's
- On Site Manager
- Lift Access
- Visitors Parking
- Communal Residents Lounge
- Walking Distance to Hale and Altrincham
- Updated Electrical System
- New Water Tank
- Well Presented First Floor Apartment

Postcode - WA14 2EU

EPC Rating - C

Floor Area - 505.00 sq ft

Local Authority - Trafford Council

Council Tax - C

