



Flat 12 Rylatt Court, Sale, M33 6WE

Offers Over £210,000

www.jordanfishwick.co.uk





jordan fishwick

- Second Floor Apartment
- In Need of Some Modernisation
- Great Location
- 150 Year Lease
- Council Tax Band B

- Two Double Bedrooms
- Garage
- No Chain
- Service Charge £2,657 PA incl. special reserve
- EPC Rating E

Spacious two double bedroom second floor apartment situated on the popular Ashton Lane within close proximity to Sale Town Centre and Ashton on Mersey Village. In need of modernisation, this apartment offers great accommodation for a variety of buyers. Briefly comprising: hall, bay fronted lounge/dining room, kitchen, two double bedrooms, bathroom and garage. UPVC windows, electric heating. NO CHAIN. Council Tax Band B. 150 Year Lease. EPC E.

Offers Over £210,000



Lease Info & Service Charge

Hall	7'10" x 7'10" (2.4 x 2.4)
Lounge	10'9" x 17'11" (including bay) (3.29 x 5.48 (including bay))
Kitchen	9'4" x 7'10" (2.85 x 2.39)
Master Bedroom	12'9" x 10'9" (3.9 x 3.29)
Bedroom Two	12'4" x 11'5" (3.76 x 3.5)
Bathroom	7'10" x 7'10" (widest points) (2.41 x 2.39 (widest points))
Garage	8'0" x 16'0" (2.44 x 4.89)



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Why take a risk?
Sell Smarter





12

GROUND FLOOR

794 sq.ft. (73.8 sq.m.) approx.

Garage: 16'1" x 8'0" (4.89m x 2.44m)

Master Bedroom: 12'10" x 10'10" (3.90m x 3.29m)

Lounge: 18'0" x 10'10" (5.48m x 3.29m)

Kitchen: 9'4" x 7'10" (2.85m x 2.39m)

Hall

Bathroom: 7'11" x 7'10" (2.41m x 2.39m)

Bedroom One: 12'10" x 10'10" (3.90m x 3.29m)

Bedroom Two: 12'4" x 11'6" (3.76m x 3.50m)

STOR.

Measurements are approximate. Not to scale. Illustrative purposes only.

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Energy Performance Graph

Map data ©2025

Energy Efficiency Rating

Current	Potential
73	47

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

A (92-101)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

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.

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