



**Flat 13 Parklands, Sale, M33 2BJ**

Offers Over £200,000

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









# jordan fishwick

- Two Double Bedroom Second Floor Flat
- Warm & Welcoming Community Living
- 24 Hour Call Care Service - Red Pull Cords
- Council Tax Band C
- Service Charge £199.35 PCM - Guinness Partnership
- Over 55s Development
- Lift To All Floors
- Walking Distance to Sale Town Centre
- EPC Rating C

A well maintained two bedroom top floor apartment, situated within a popular development, walking distance to Sale Town Centre, Sale Metrolink and Worthington Park. This sought after development is for over 55's looking for a welcoming and friendly community.

Comprising in brief; communal entrance hall with intercom system, lift access to all floors, private entrance hall and storage cupboard, spacious living room/ dining room, kitchen, two generous sized bedrooms and newly fitted shower room with walk in shower. Externally there are well maintained communal grounds and gardens and private parking for residents on first come first served basis. The energy supply is all electric, with electric storage heaters.

Service charge is payable to Guinness Partnership who maintain the block - £199.35 PCM. They have recently re decorated the communal hallways, including new carpets and are currently upgrading the gutters. DON'T MISS OUT - CALL NOW TO VIEW!



## Lease Information

Hallway

Storage

Lounge / Diner

Kitchen

Bedroom One

Bedroom Two

Shower Room

Communal Space

Gardens and Parking

AML





*Why take a risk?*  
*Sell Smarter*

*Jordan fishwick*

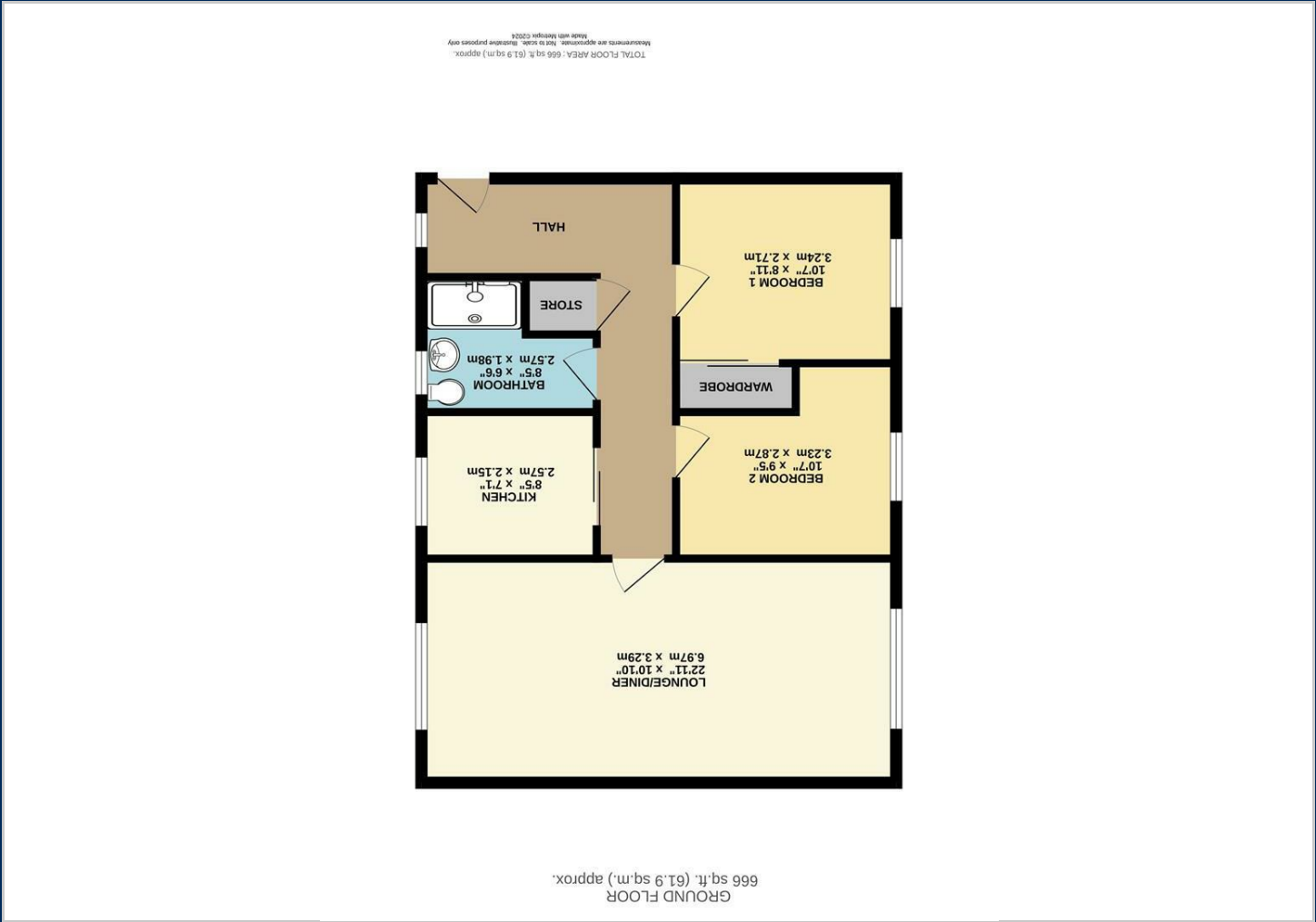
01619622828





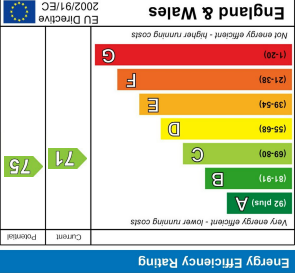




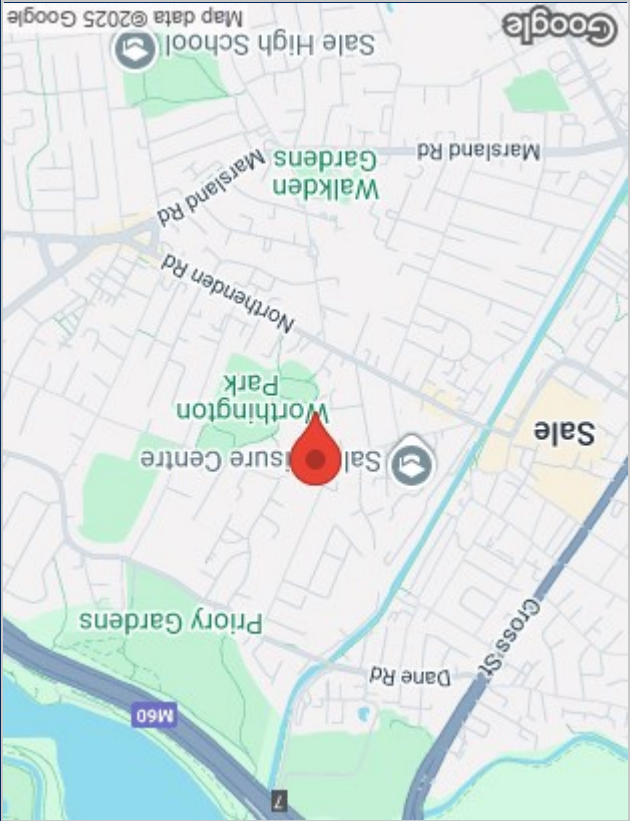


Viewing

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



Energy Performance Graph



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.