



**13 The Gables, Sale, M33 3SU**  
£215,000

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





# Jordan fishwick

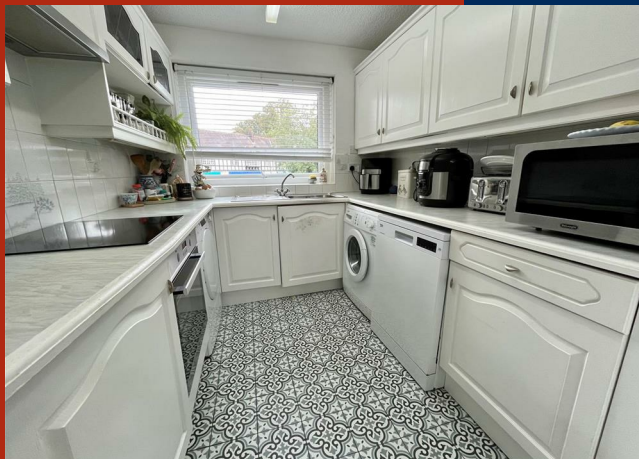
- Two Double Bedroom Flat
- Garage and Parking
- Easy Access to Sale Town Centre and Altrincham
- Spacious Living Room
- Ground Rent £5 PA
- First Floor Flat
- Close to Brooklands Metrolink
- Close to Canal Walks
- Service Charge £101 PCM
- EPC - C

A well presented two double bedroom first floor apartment, with parking, located on the corner of Framingham Road and Brooklands Road, the perfect location for Manchester City centre commuters with Brooklands Metrolink a stones throw away. Also positioned for Sale town centre, local shops and withing catchment for Brooklands Primary and Sale Grammar School. This lovely apartment comprises of: Communal entrance hall with staircase to the upper floors, generous 15'1 x 13'9 lounge, fitted kitchen with a range of base and eye level units and space for appliances, two excellent size double bedrooms and a bathroom with three piece suite. Externally, the development enjoys communal gardens and parking is available, with the benefit of a single garage. 134 Years Remaining on Lease. Service Charge - £1218 PA. Ground Rent - £5 PA. Council Tax Band B

£215,000



Lease Details





01619622828

*Jordan fishwick*

*Why take a risk?*  
*Sell Smarter*







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, or 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.

Energy Efficiency Rating	
Current	Possible
79	82
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Energy Performance Graph

