



**Flat 13 The Sycamores, Sale, M33 3WH**

Price £230,000

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

2 1 1 C



# *jordan fishwick*

- Two Bedroom Second Floor Apartment
- Fantastic Location
- Garage Included
- 951 Years Remaining on the Lease
- Trafford Council Tax Band C
- Spacious Living Areas
- Excellent Transport Links Including Brooklands Metrolink
- Communal Gardens
- £30 PA Ground Rent - £1528 PA Service Charge
- EPC Rating C

A spacious two bedroom top floor apartment perfectly situated on a quiet cul-de-sac in the heart of Brooklands. The property is conveniently located within walking distance of the Metrolink and Sale Town Centre boasting with local shops and amenities.

The accommodation comprises in brief; spacious entrance hallway with copious storage, generous living/dining room, immaculate kitchen with views of the rear gardens, large principle bedroom, second bedroom and a 3 piece bathroom suite.

Externally, the property benefits from beautiful, well maintained communal gardens, communal parking and a single garage, perfect for storage or parking.

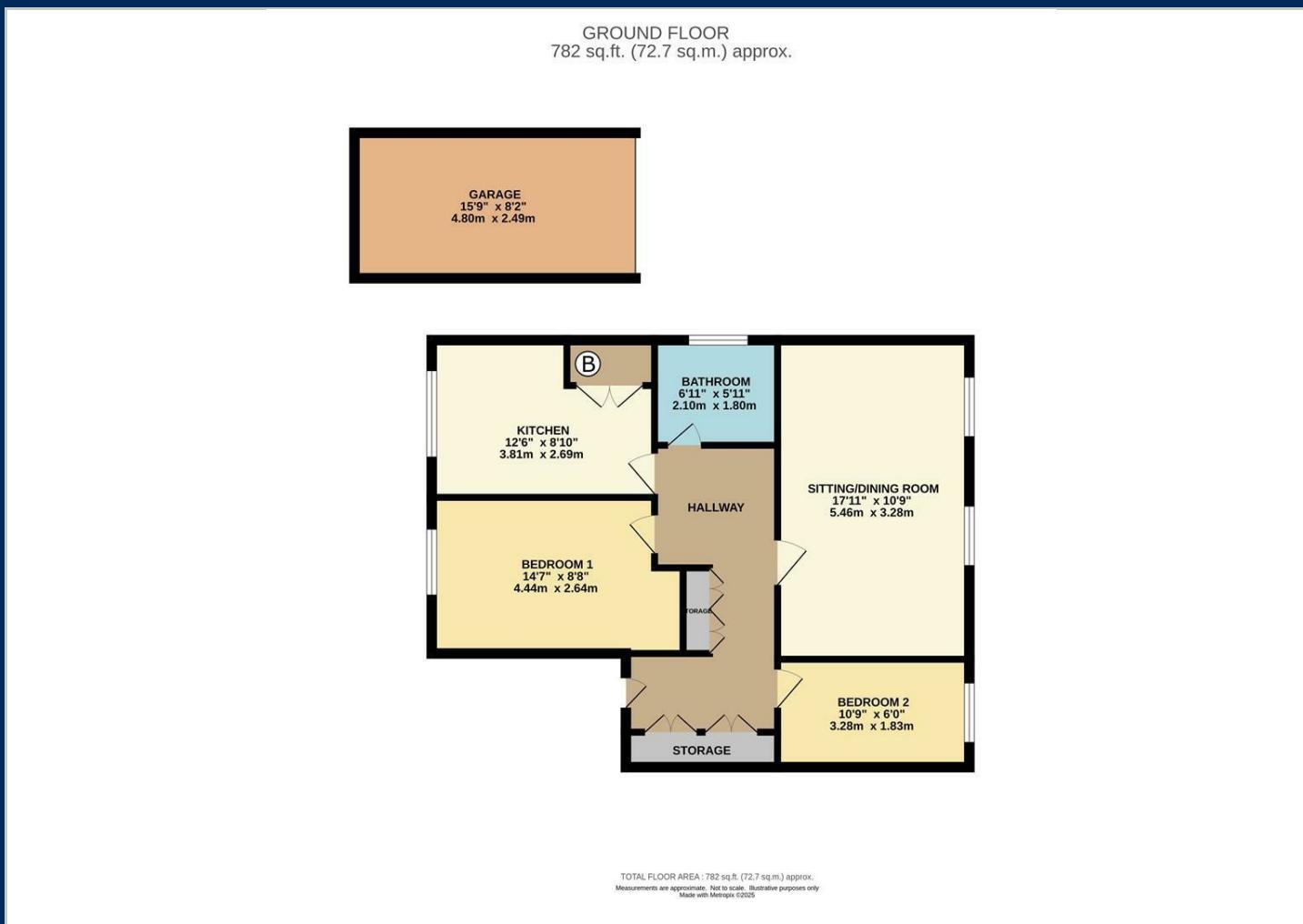
951 Years Remaining on the Lease - £30 PA Ground Rent - £1528 PA Service Charge

Call now to view!

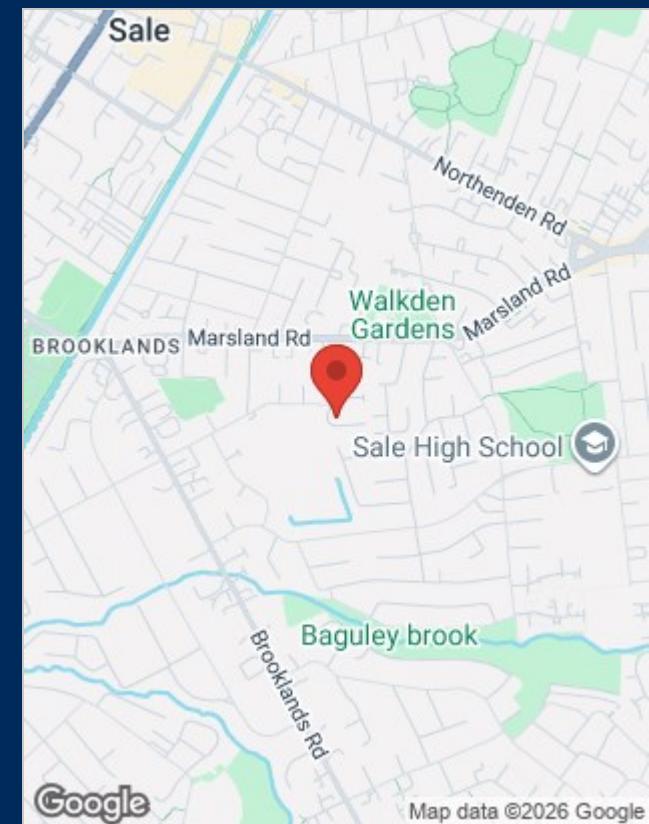




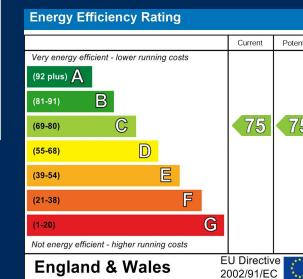
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.