



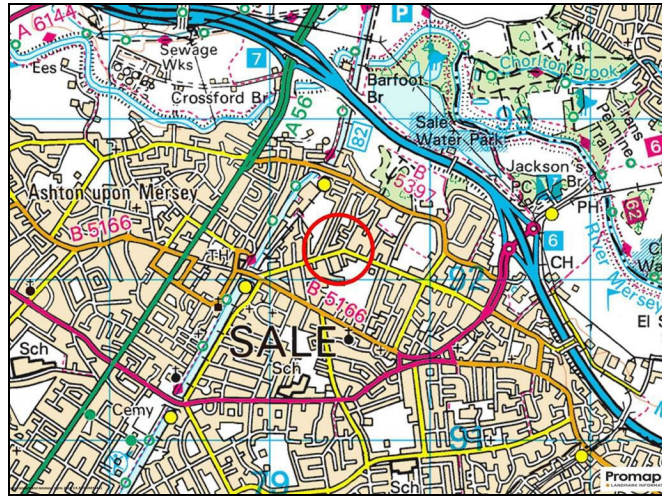
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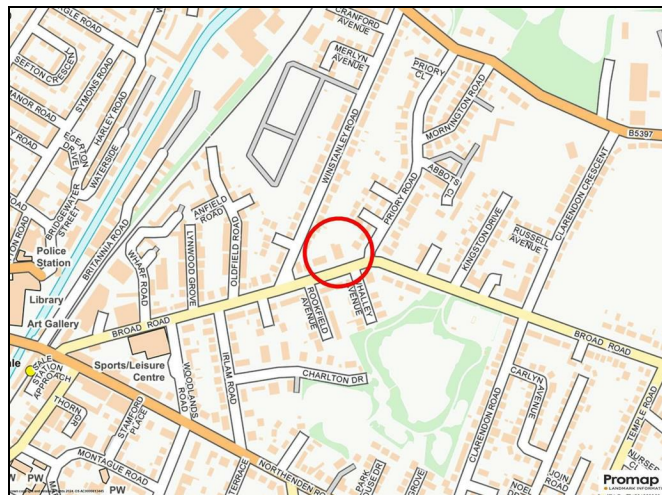


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St then turn left onto Sibson Rd/B5166. Continue to follow B5166 then left onto Broad Rd. Turn left to stay on Broad Rd and the property will be on the right



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

Albany Court Broad Road Sale, M33 2BG



A STYLISH TWO BEDROOMED TOP FLOOR CORNER APARTMENT IDEALLY POSITIONED WITHIN THIS POPULAR MODERN DEVELOPMENT. VERY CONVENIENT BEING CLOSE TO TOWN CENTRE AND METROLINK. IMMACULATE INTERIOR. LOVELY VIEWS TOWARDS WORTHINGTON PARK.

Hallway with storage. Lounge. Kitchen. Two good-sized Bedrooms. Two Bath/ Shower - one En Suite. Parking.

CONTACT SALE 0161 973 6688

£235,000

in detail



A stylish, Two Bedroomed, Top Floor Corner Apartment located within this popular, modern Development.

The position is ideal being with an easy reach of the Town Centre, Metrolink and having the lovely space of Worthington Park just across the road.

Internally the property has an immaculate interior, Contemporary Bathrooms and modern Kitchen and replacement upgraded electric radiators.

In addition to the Accommodation there is numbered Resident Parking, Visitor Spaces and well-maintained Garden Areas.

An internal viewing will reveal:

Ground Floor Communal Entrance with a staircase leading to all floors.

Third Floor Landing having door through to Apartment 40.

A lovely Entrance into the property having doors providing access to the Lounge, Two Bedrooms, Bathroom and useful storage cupboard. Inset spotlights to the ceiling.

Lounge. A well-proportioned Reception Room having a UPVC double glazed window to the front elevation which enjoys lovely views to the front toards Worthington Park.

Bedroom One. An excellent-sized Double Bedroom having a two-section window to the front elevation. Door through to the En Suite Shower Room.

En Suite Shower Room re-fitted with a contemporary white suite with chrome fittings comprising of: enclosed shower cubicle with electric shower, vanity sink unit, low-level WC.



Bedroom Two. Another good-sized Bedroom having a two-section window to the front elevation.

The Bathroom has been re-fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with shower over and fitted shower screen, vanity sink unit, low-level WC. Part-tiled walls.

Outside, Albany Court enjoys well-maintained Communal Garden Areas and there is Allocated Number Resident Parking as well as some Visitor Spaces.

Such a convenient location!



Approx Gross Floor Area = 669 Sq. Feet
= 62.1 Sq. Metres

