



## 214 Washway Road, Sale, M33 4RA

**£750**

STUNNING ONE BEDROOM PENTHOUSE FINISHED TO A VERY HIGH STANDARD !! HOME ESTATE AGENTS are privileged to bring to the rental market this stunning One bedroom apartment situated on the corner of Washway and Harboro road, this building has plenty of charm and character and has under gone a high specification full renovation, In brief the property comprises of, entrance hallway, open plan living room and kitchen, double bedroom and a stylish bathroom, located just minutes away from Brooklands metro link station they are ideally situated for access into Manchester and Altrincham. To arrange your viewing call HOME on 0161 871 3939.

- AVAILABLE EARLY DECEMBER
- Modern fitted kitchen
- Private parking
- SUPERB FINISH
- Stylish bathroom
- Great location
- Penthouse
- Local metro link station



### Entrance hallway

Wood front door leading in, door intercom system, polyflor tiled floor, electric consumer unit and centre light fitting.

### Open plan Living area 19'09 x 12'09

UPVC double glazed window to the front elevation, Velux windows to the rear elevation, lounge area with built in storage to the eaves, High gloss white handleless kitchen with square edged work surfaces incorporating a stainless steel sink and mixer tap, Bosch electric oven, ceramic hob, stainless steel chimney hood, fully integrated dishwasher fridge and freezer, combination boiler, down lights and centre light fitting, polyflor tiled flooring and double panel radiator.

### Bedroom 16'08 x 9'07

UPVC double glazed window to the side elevation, Velux windows to the front elevation, built in storage cupboards in the eaves, centre light fitting, carpet and double panel radiator.

### Bathroom 11'04 x 8'02

UPVC double glazed window to the side elevation, Velux window to the rear elevation, Three piece bathroom suite comprising of, bath with thermostatic mixer shower and glass screen, low level w/c, sink with pedestal, mirrored wall unit, storage cupboards built in the eaves, polyflor flooring, part tiled walls and heated chrome towel rail.

### Externally

To the front of the property is a block paved courtyard leading down the side, and to the rear is a block paved off road parking area with bin store.

### Rental Paragraph

"Administration/Application fee If you wish to apply for this property your application will be subject to a, non-refundable, administration fee as disclosed below Main tenant - £225.00 Inclusive of VAT All further tenants (over the age of 18) - £75 Inclusive of VAT Guarantee application - £75 Inclusive of VAT These charges are made to you a tenant for your application for the property for the administration and the relevant checks that are required in order for you to let the property. The application includes, and does not limit, a credit check, a previous landlord reference, a current employer reference and an affordability check. Once payment has been made the property will be removed from the market and no further viewings will take place until your application returns. In the event that your application is failed or rejected the administration/application fee is non-refundable. If you wish to apply for the property please contact the office for the relevant forms to be issued."

