



£585,000

## APT 9 32 MOSS LANE M33 6BE

**£585,000**

A TRULY UNIQUE AND LUXURIOUS PENTHOUSE APARTMENT OFFERING OVER 1,650 SQ FT OF BEAUTIFULLY APPOINTED ACCOMMODATION, TUCKED AWAY ON THE PRESTIGIOUS MOSS LANE AND WITHIN WALKING DISTANCE OF SALE TOWN CENTRE.

Constructed by renowned developers Villafont Homes in 2004, this one-of-a-kind property combines stylish, bespoke fittings with an impressive layout ideal for a range of buyers.

Accessed via a private lift, the apartment opens into a welcoming entrance hall which leads through to a particularly spacious and light-filled inner hallway. The impressive open-plan living and dining space features Velux windows and French doors opening onto a generous covered balcony, offering a genuine sense of escapism — it feels more like a Manhattan loft than a Sale penthouse!

The kitchen is a standout feature, cleverly designed to incorporate ample bespoke storage, high-quality integrated appliances, and a retro-style diner seating area – a perfect space for both everyday living and entertaining.

There are two excellent double bedrooms, including a stunning principal suite with walk-in dressing room, stylish en suite with Jacuzzi bath, separate shower, WC and bidet, plus a bank of bespoke fitted wardrobes. The second bedroom features high ceilings, fitted wardrobes, a built-in pull-down Murphy bed, and a fitted dressing table — ideal for guests or home working. A generous Moroccan-inspired family bathroom and a large walk-in utility room, finished with matching kitchen units, complete the internal accommodation.

Externally, the development offers secure gated access, immaculately maintained communal gardens, and two allocated parking spaces. This apartment is offered for sale with NO ONWARD CHAIN, and must be viewed to fully appreciate the space, quality and privacy on offer. Service Charge £200 Per Month. Ground Rent £372 Per Year.



# KEY FEATURES



- Over 1,650 sq ft of luxurious penthouse living
- Private lift access directly into the apartment
- Spacious open-plan living/dining room with large covered balcony
- Bespoke kitchen with integrated appliances and diner-style seating
- Principal suite with walk-in dressing room and stylish en suite
- Second double bedroom with Murphy bed and fitted furniture
- Large utility room and Moroccan-inspired family bathroom
- Two allocated parking spaces and secure gated access





# DIMENSIONS



## SEE FLOOR PLANS FOR DIMENSIONS

### AML

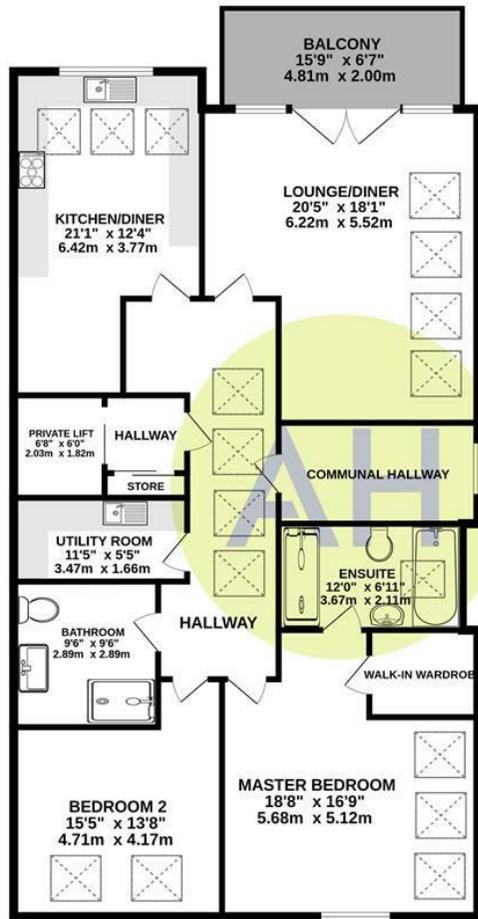


## LOCATION

Sale is a vibrant and thriving town in Cheshire, offering an excellent blend of local amenities, transport links, and lifestyle attractions. The recently redeveloped Stanley Square has become a focal point for the community, home to a growing collection of independent shops, bars, and restaurants, creating a lively and modern destination that complements the town's more established offerings. Sale benefits from a wide range of retail options, with Tesco, Sainsbury's, and M&S Food all represented, as well as a great selection of local stores. There's an abundance of restaurants and eateries within walking distance, with even more options available just a short drive away. The town is ideally situated for commuters, with the M60 Manchester orbital motorway running conveniently along its northern edge, providing easy access to the North West motorway network. Manchester City Centre is within close reach, offering world-class theatres, galleries, dining, and shopping, while the renowned Trafford Centre—featuring Selfridges, John Lewis, Marks & Spencer, and a vast array of other retailers, along with a multiplex cinema complex—is just a short drive away. Manchester International Airport, with its extensive range of direct worldwide connections, is also easily accessible. Sale falls under Trafford Metropolitan Borough Council, an area widely regarded for its outstanding education provision, with several highly regarded schools nearby, making it a popular choice for families.



GROUND FLOOR  
1658 sq.ft. (154.0 sq.m.) approx.



TOTAL FLOOR AREA: 1658 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
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		
<b>England &amp; Wales</b>	78	80
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.