



ASHWORTH HOLME

Sales · Lettings · Property Management



9 CHARLTON DRIVE, M33 2YE
£195,000

2 1 1



DESCRIPTION

Well-Presented Ground Floor Apartment in the Heart of Sale
2 Bedrooms | Parking | Prime Location by Worthington Park

Welcome to Southgate Court – a sought-after development just a stone's throw from Worthington Park and a short walk to Sale Town Centre and the Metrolink. This superb two-bedroom ground floor apartment combines comfort, convenience, and contemporary living in a fantastic location.

Property Highlights: Generously sized lounge/dining room – perfect for relaxing or entertaining, modern fitted kitchen with ample storage., two bedrooms including a main bedroom with fitted wardrobes, bathroom and spacious entrance hallway. There is also a secure intercom system for peace of mind.

Outside: Enjoy access to well-maintained communal gardens and the added benefit of on-site parking.

Location, Location, Location:

Southgate Court offers unbeatable access to Sale's vibrant town centre, the bustling Stanley Square with its independent shops, bars, and restaurants, and excellent transport links via Metrolink – ideal for commuters and those who love to be in the heart of it all.

You can also enjoy the benefit of Worthington Park being right on your doorstep.

KEY FEATURES

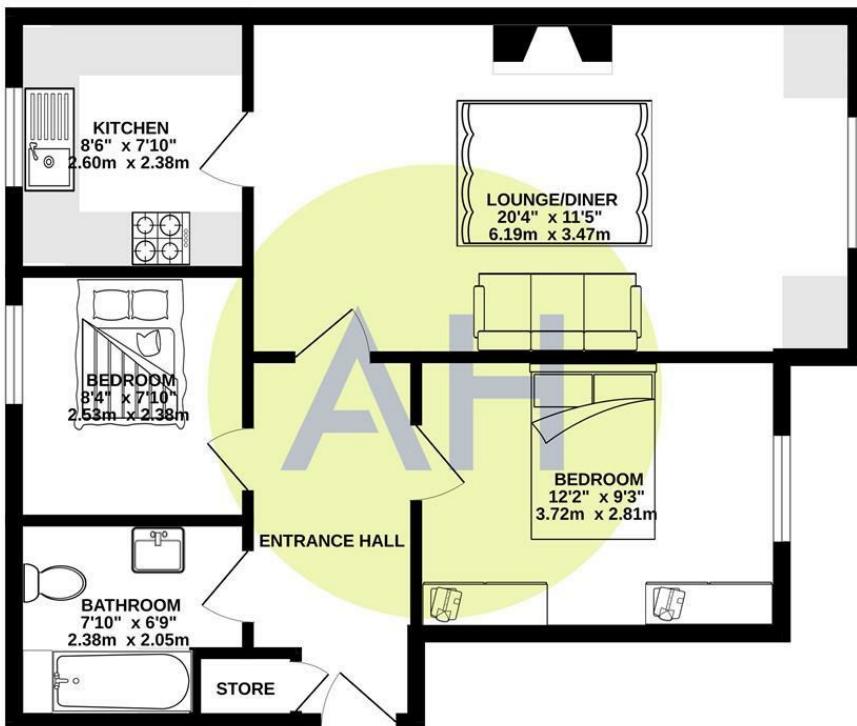
- **Ground Floor Apartment**
- **Secure Intercom System**
- **On Site Parking**
- **Council Tax Band C**
- **Two Bedrooms**
- **Communal Gardens**
- **Fantastic Location**
- **Leasehold - Service Charge £64.06 pcm**





GROUND FLOOR

589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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 sales purposes only and should not be used as such by any prospective purchaser. The service 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.