



FLAT 11 9 CHARLTON DRIVE, M33 2YE
£200,000



DESCRIPTION

A BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH DESIGNATED PARKING SITUATED ON THE DOORSTEP OF WORTHINGTON PARK AND JUST A MOMENTS WALK FROM SALE TOWN CENTRE AND METROLINK.

This superb apartment benefits from a large lounge/dining room, useful hallway storage cupboard, modern video intercom system and recent redecoration throughout. The property forms part of the popular and purpose built 'Southgate Court' development which is located just a short stroll from the many amenities of Sale Town Centre, including the newly developed Stanley Square, home to an array of independent shops, bars and restaurants.

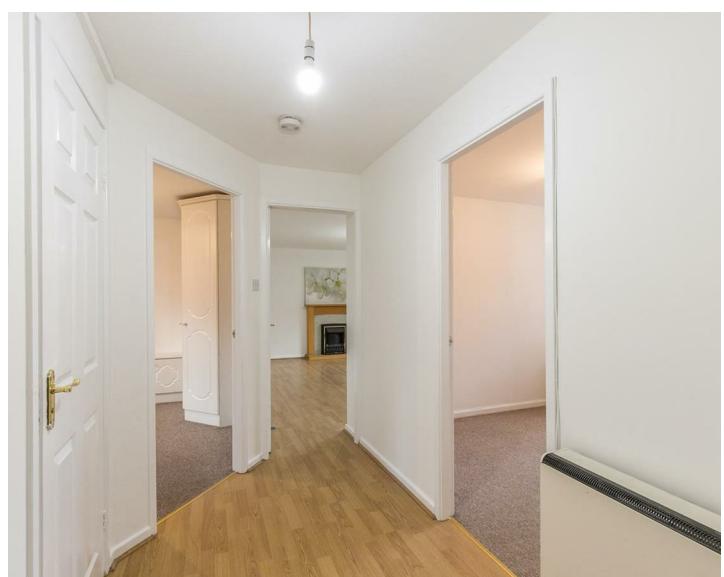
In brief the accommodation comprises: Entrance hallway with storage cupboard, spacious lounge/dining room, fitted kitchen, bedroom one complete with fitted wardrobes, bedroom two and a shower room. Externally there is a designated parking space in addition to beautifully maintained communal grounds and gardens.

Leasehold 972 years remaining. Ground rent £10 Per Year (Included in service charge). Service charge is £80 Per Month. Council Tax Band C £1528.95. NO ONWARD CHAIN.

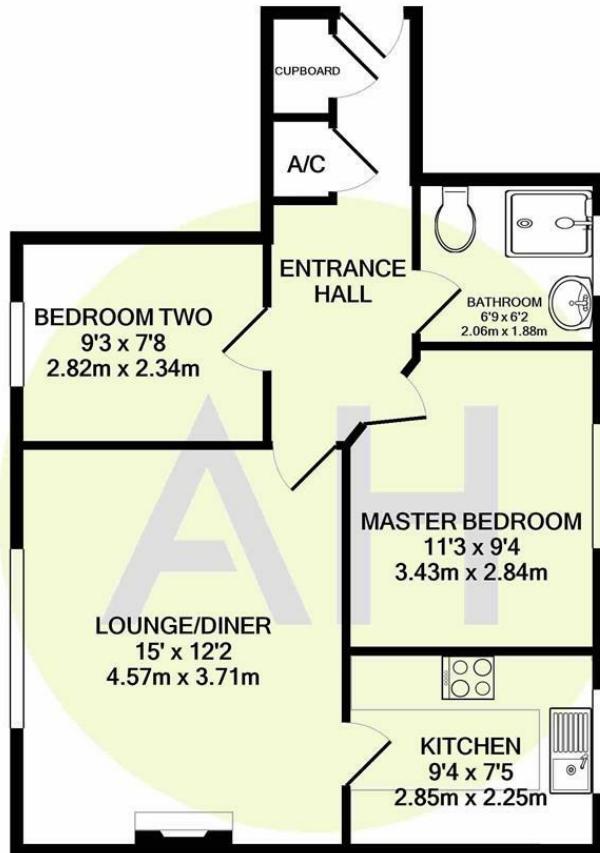
KEY FEATURES

- Two bedroom ground floor apartment
- Designated parking
- Beautifully maintained communal grounds
- Leasehold 972 years remaining
- Presented to an excellent standard
- Just a short walk from Sale Town Centre
- No onward chain
- See description for service charge info





FLOOR PLANS



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	65	77
(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.

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