



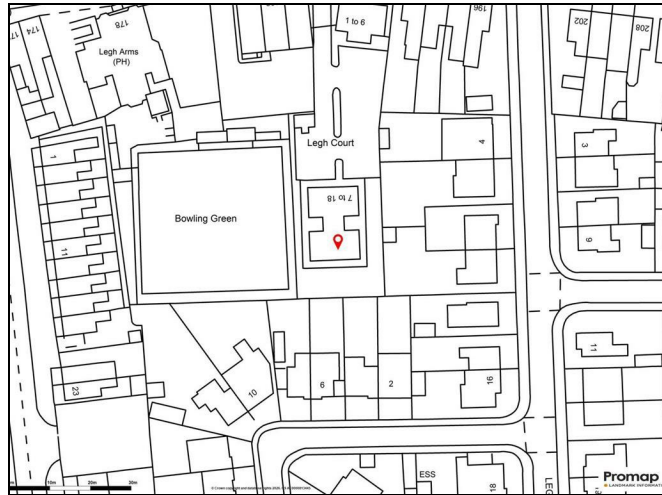
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INDEPENDENT ESTATE AGENTS

# location



# 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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	69	76	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.



INDEPENDENT ESTATE AGENTS

# Legh Court 186 Northenden Road Sale, Greater Manchester, M33 2SQ



**\*\*NO CHAIN!\*\* AN IMPRESSIVE, COMPREHENSIVELY REFURBISHED, SECOND/TOP FLOOR ONE BEDROOMED APARTMENT. GOOD SIZED ROOMS THROUGHOUT. GATED ENTRANCE. IDEAL LOCATION WITHIN SALE MOOR VILLAGE.**

**Hall with storage. Lounge. Kitchen. Double Bedroom. Shower Room. Resident Parking. NO CHAIN.**

**CONTACT SALE OFFICE 0161 973 6688**

**£160,000**

# in detail



An impressive, refurbished and upgraded, One Bedroomed Second/Top Floor apartment within this popular development.

Such a convenient location within the heart of Sale Moor Village therefore walking distance to all the shops and facilities.

Internally the apartment is well presented with full neutral redecoration, replacement floorcoverings and modern kitchen and bathroom fittings.

Externally there are communal gardens and resident parking with a secure gated entrance.

An internal viewing will reveal:

Entrance Hall, having a panelled front door. Further glazed panelled doors then provide access to the Bedroom, Lounge, Kitchen, Shower Room and useful storage/cloaks cupboard.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the rear elevation providing views over part of the Communal Gardens. Coved ceiling.

The Kitchen has been refitted with a range of contemporary, gloss-finish, handleless base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Electric oven. Space and plumbing suitable for a washing machine. Integrated fridge freezer. Wall-mounted, Worcester gas central heating boiler. uPVC double glazed window to the rear elevation overlooking part of the Communal Gardens.

Bedroom. A good-sized Double Bedroom, having a uPVC double glazed window to the side elevation. Built-in wardrobes.

The Shower Room is fitted with a suite, comprising of enclosed shower cubicle with thermostatic shower, vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Part-tiled walls. Tiled floor.

Outside, the development is surrounded by a well-kept Communal Garden Area and there are resident parking bays.

No Chain!

- LEASEHOLD PROPERTY
- 900 YEAR LEASE FROM 1 JAN 1970 - END OF LEASE - 1 JAN 2870
- 844 YEARS REMAIN
- SERVICE CHARGE - £110 PER MONTH
- COUNCIL TAX BAND - A



Approx Gross Floor Area = 418 Sq. Feet  
= 38.9 Sq. Metres

