



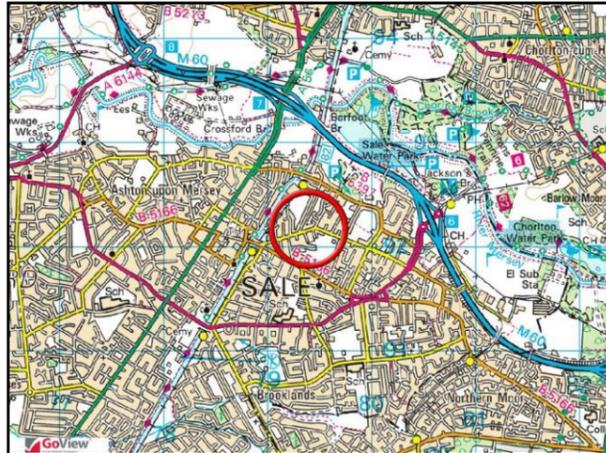
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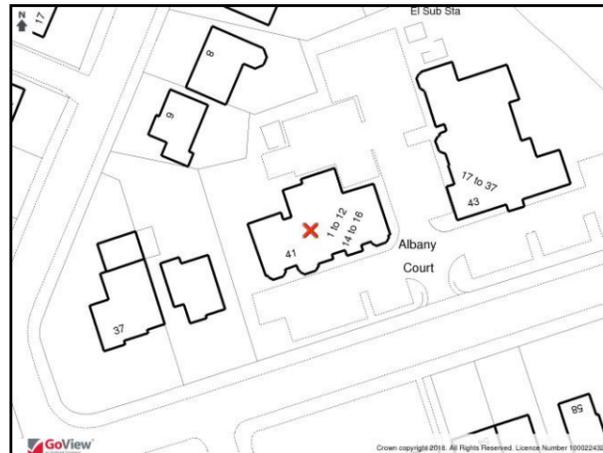


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road. Turn left onto Sibson Road and continue to follow the road round onto Springfield Road. At the traffic lights turn right back onto School Road/ B5166 and then turn left onto Broad Road. Continue on Broad Road for 0.3 miles and then turn left again to stay on Broad Road. The property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

40 Albany Court, 43 Broad Road Sale, M33 2BG



A STYLISH TWO BEDROOMED TOP FLOOR CORNER APARTMENT IDEALLY POSITIONED WITHIN THIS POPULAR MODERN DEVELOPMENT. VERY CONVENIENT BEING CLOSE TO TOWN CENTRE AND METROLINK. IMMACULATE INTERIOR.

Hallway. Lounge. Kitchen. Two good-sized Bedrooms. Two Bath/ Shower - one En Suite. Parking. Energy Rating: C

“ Such a convenient 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 Rating		Current	Potential
Very energy efficient – lower running costs	A			Very environmentally friendly – lower CO2 emissions	A		
B				B			
C				C			
D				D	61	63	
E				E			
F				F			
G				G			
Not energy efficient – higher running costs				Not environmentally friendly – higher CO2 emissions			
England & Wales	EU Directive 2002/91/EC	75	77	England & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

£210,000

in detail



A stylish, Two Bedroomed, Top Floor Corner Apartment located within this popular, modern Development.

The position is ideal being with an easy reach of the Town Centre, Metrolink and having the lovely space of Worthington Park just across the road.



Internally the property has an immaculate interior, re-fitted contemporary Bathrooms and modern Kitchen.

In addition to the Accommodation there is numbered Resident Parking, Visitor Spaces and well-maintained Garden Areas.

An internal viewing will reveal:

The accommodation

Ground Floor Communal Entrance with a staircase leading to all floors.

Third Floor Landing having door through to Apartment 40.

A lovely Entrance into the property having doors providing access to the Lounge, Two Bedrooms, Bathroom and useful storage cupboard. Inset spotlights to the ceiling.

12'5" x 11'1" Lounge. A well-proportioned Reception Room having a UPVC double glazed window to the front elevation which enjoys lovely views to the front.

15'1" x 9'8" Bedroom One. An excellent-sized Double Bedroom having a two-section window to the front elevation. Door through to the En Suite Shower Room.

En Suite Shower Room re-fitted with a contemporary white suite with chrome fittings comprising of: enclosed shower cubicle with electric shower, vanity sink unit, low-level WC.

9'10" x 8'1" Bedroom Two. Another good-sized Bedroom having a two-section window to the front elevation.

The Bathroom has been re-fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with shower over and fitted shower screen, vanity sink unit, low-level WC. Part-tiled walls.

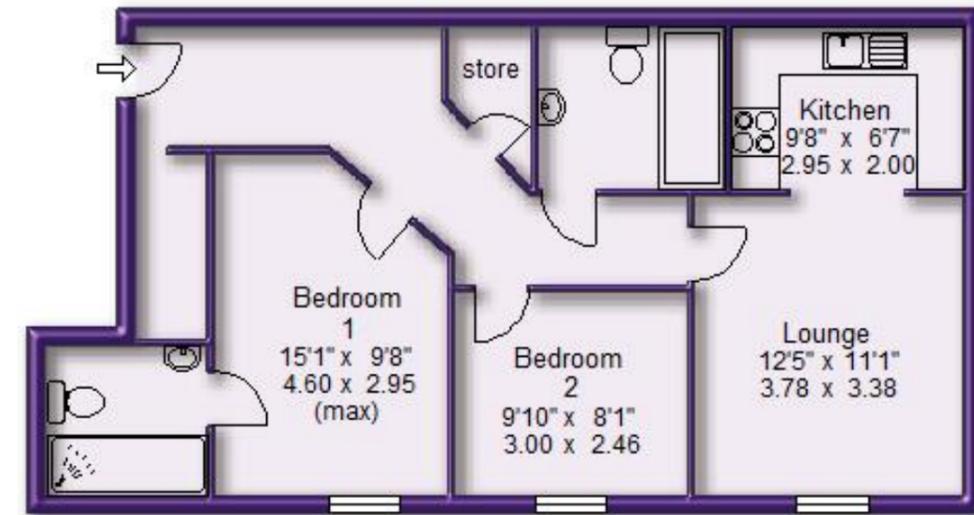
Outside

Outside, Albany Court enjoys well-maintained Communal Garden Areas and there is Allocated Number Resident Parking as well as some Visitor Spaces.

Such a convenient location!



Approx Gross Floor Area = 696 Sq. Feet
= 64.51 Sq. Metres



Third Floor