



17 GUARDIAN COURT OAKFIELD | SALE

£77,000

70% SHARED OWNERSHIP A well proportioned and presented first floor retirement apartment. The accommodation briefly comprises large living room, fitted kitchen, double bedroom with fitted wardrobe and bathroom/WC. Externally there are well maintained and presented communal gardens and allocated parking. Other features include a guest suite and warden control plus separate laundry. Viewing is highly recommended.

POSTCODE: M33 6WG

DESCRIPTION

This superbly proportioned one bedroom first floor retirement apartment needs to be seen to be appreciated. Set within mature grounds with lawned gardens and private parking convenient for the comprehensive shopping centre of Sale Town Centre approximately 1/2 mile away.

The accommodation consists of secure communal entrance hall with phone entry system whilst the apartment has a private entrance hall with large sitting room overlooking the gardens and fitted kitchen to the rear. The double bedroom benefits from fitted furniture and there is a good size bathroom/WC.

Gas central heating and double glazing throughout.

A superbly proportioned apartment that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Secure communal entrance hall. Lift and stairs to all floors. There is also a communal lounge area to the first floor.

FIRST FLOOR

ENTRANCE HALL

Hardwood front door. Two large storage cupboards.

SITTING / DINING ROOM

16'5" x 10'5" (5.00m x 3.18m)

With a focal point of an electric fireplace. Cornice. PVCu double glazed window to the rear overlooking the communal gardens. Radiator. Television aerial point. Telephone point. Phone entry system.

KITCHEN

9'2" x 6'7" (2.79m x 2.01m)

With lightwood wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Space for cooker and fridge/freezer. Space for table and chairs. PVCu double glazed window to the rear. Wall mounted combination gas central heating boiler.

BEDROOM

13'11" x 8'5" (4.24m x 2.57m)

With fitted wardrobes. PVCu double glazed window to the rear overlooking the communal gardens. Radiator.



BATHROOM

6'9" x 6'3" (2.06m x 1.91m)

fitted with a suite comprising corner tiled shower cubicle, vanity wash basin and WC. Radiator. Tiled walls. Extractor fan.

OUTSIDE

There is residents and visitors parking to the front.

To the side and rear there are communal lawned gardens with well stocked flower beds and mature hedge borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Borough Council Band 'B'

TENURE

We are informed the property is held on a Leasehold basis with a residue of 60 years. This should be verified by your Solicitor.

SERVICE CHARGE

We understand the service charge is currently £172.51 per calendar month. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

NOTE

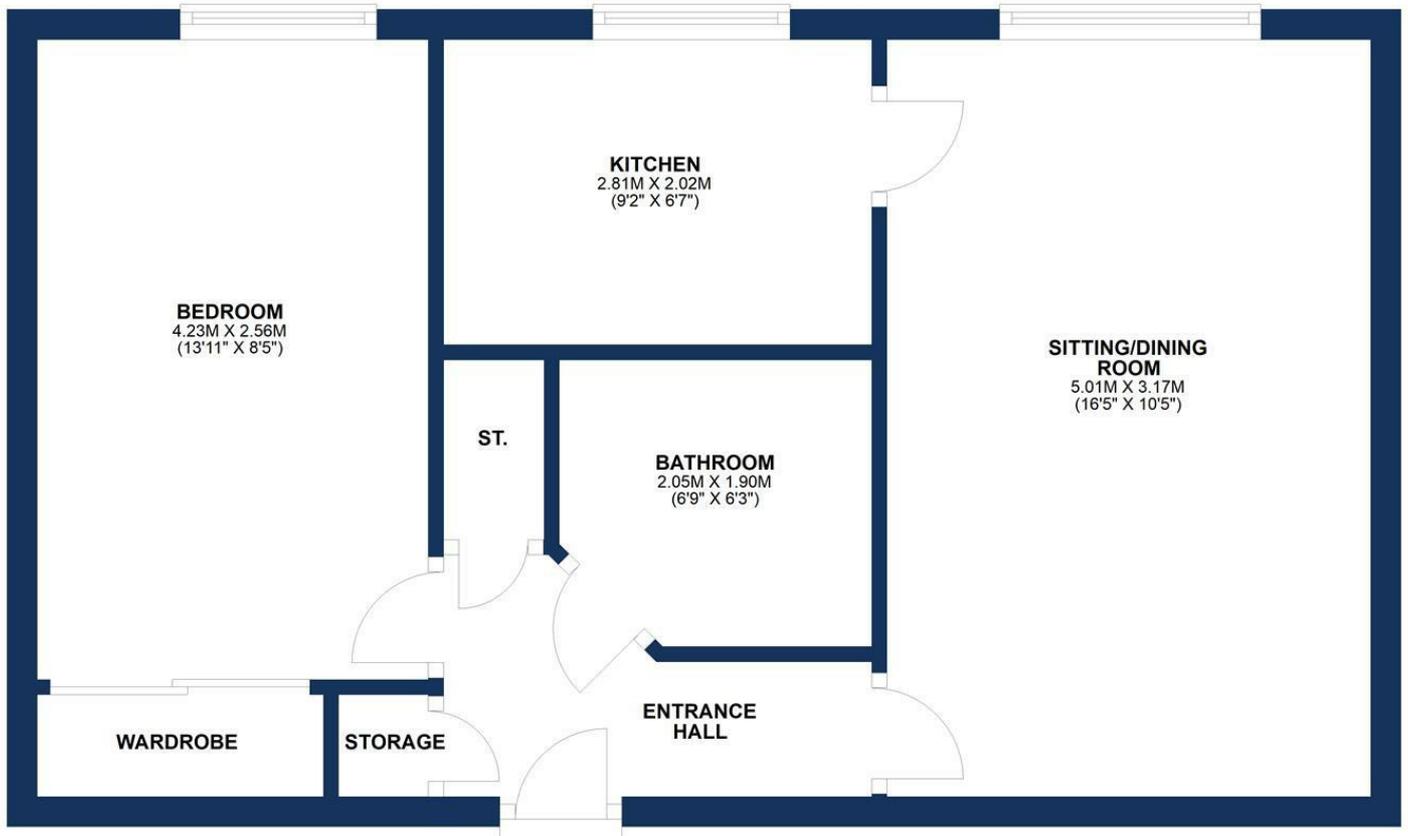
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 43.8 SQ. METRES (470.9 SQ. FEET)



TOTAL AREA: APPROX. 43.8 SQ. METRES (470.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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