



28 THE AVENUE, M33 4SH
£140,000



DESCRIPTION

****CALLING ALL FIRST TIME BUYERS AND INVESTORS**** A RECENTLY REFURBISHED ONE DOUBLE BEDROOM TOP FLOOR APARTMENT WHICH FORMS PART A HIGHLY SOUGHT AFTER DEVELOPMENT SITUATED JUST OFF THE AVENUE. This stylish property has recently been updated with works including a newly fitted kitchen, replacement carpets and redecoration throughout. This secure development benefits from a much sought after location just off The Avenue and benefits from ample off road parking for both residents and guests in addition to beautifully maintained and mature communal grounds. In brief the accommodation comprises: Entrance hallway, stylish fitted kitchen, large living/dining room, inner hallway with useful storage cupboard, modern bathroom also with storage cupboard and a spacious double bedroom with in-built wardrobes.

NO ONWARD CHAIN. Potential rental value of £675PCM. Council tax band B. Service charge £100PCM.

KEY FEATURES

- One double bed top floor apartment
- Perfect for a first time buyer or investor
- Ample off road parking available
- Potential rental value of £675PCM
- 999 year lease from 15th November 2011
- Refurbished to a high standard
- Sought after development off 'The Avenue'
- No onward chain
- Service charge £100PCM





'An excellent opportunity to acquire this beautifully presented one double bedroom ground floor apartment which forms part of a much sought after development'

DIMENSIONS

Entrance Hallway

Communal Grounds

Kitchen

10'7" x 6'2" (3.24 x 1.88)

Lounge/Dining Room

15'11" x 10'7" (4.86 x 3.24)

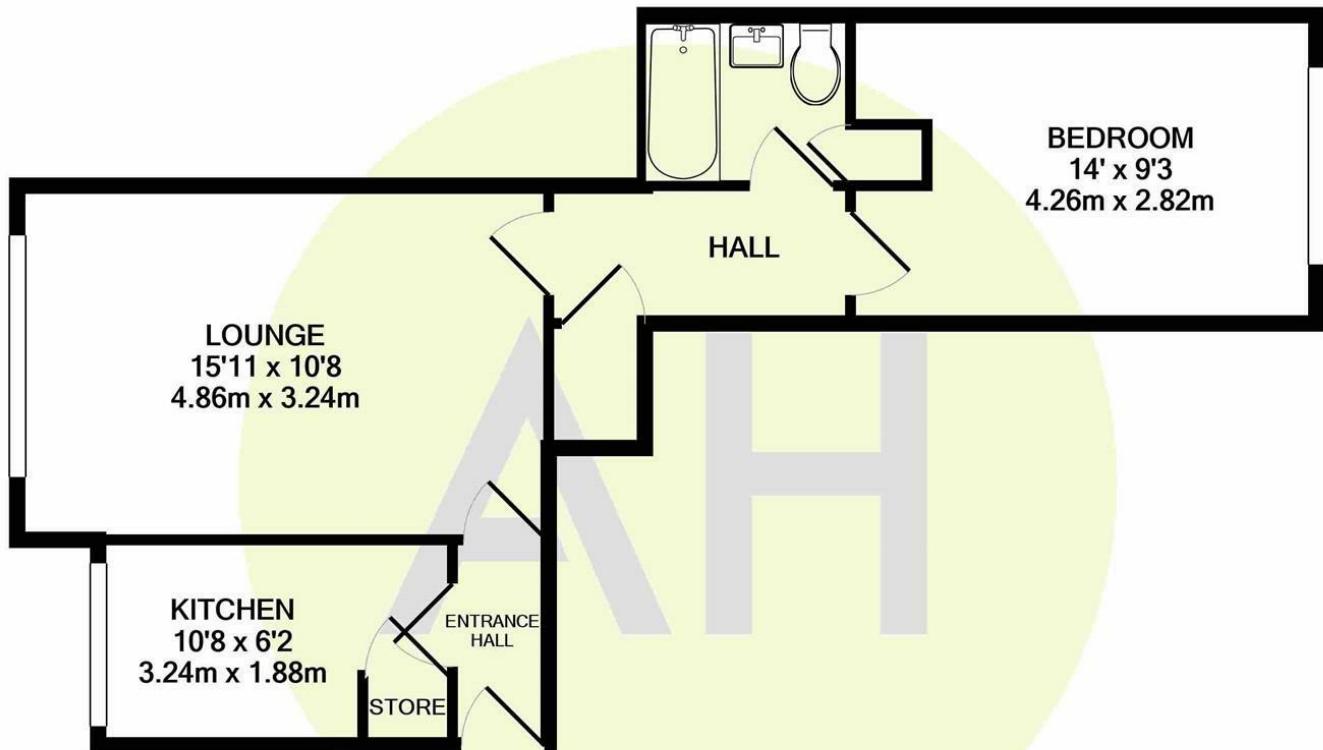
Bathroom

Bedroom

15'11" x 9'3" (4.86 x 2.82)

Externally

Off Road Parking



TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 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		
(39-54)	E	40	42
(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	1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTH HOLME.CO.UK
WWW.ASHWORTH HOLME.CO.UK











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.