



£1,100 per month
Altrincham Road, Sharston, Manchester, M22 4UJ



Warrens
move happy

Before you know the value of your home
know the value of your estate agent.

Contact us to arrange a free valuation.

Trinity House, Newby Road
Hazel Grove, Stockport, SK7 5DA

0161 260 0444
sales@warrensonline.co.uk
www.warrensonline.co.uk

This tastefully appointed, UNFURNISHED, modern TOP FLOOR apartment is set within secure GATED GROUNDS with attractive LANDSCAPED GARDENS and benefits from a designated parking space, LIFT ACCESS to the third floor, TWO DOUBLE BEDROOMS (master bedroom with en-suite shower room) and a modern open plan living area (with Juliet balcony) / kitchen with BUILT IN APPLIANCES including electric cooker, dishwasher and a fridge freezer.

The family bathroom is a great size and a utility cupboard can be found off the spacious hallway which houses the washing machine.

There are several features that set this apartment apart from many other developments such as the floor to ceiling windows throughout, lift access and the manicured grounds and we encourage enquiries as we anticipate prompt interest.

This apartment occupies a fantastic location for commuters being in close proximity to the M56 motorway junction, as well as local bus routes and Gatley village just a short drive away. Manchester Airport is within four miles.

Council Tax Band: B

Deposit: £1000



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.