



Flat 43, Woodhey Court, Alma Road

Sale

£119,995

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 43

Woodhey Court Alma Road, Sale

This well-established and sought-after apartment complex is tailored for retirement living. Located in a tranquil cul-de-sac and featuring lovely communal gardens, this two-bedroom apartment on the second floor provides ample living space throughout. Additionally, it includes a sizable communal lounge. Furthermore, it is advantageous as there is no onward chain.

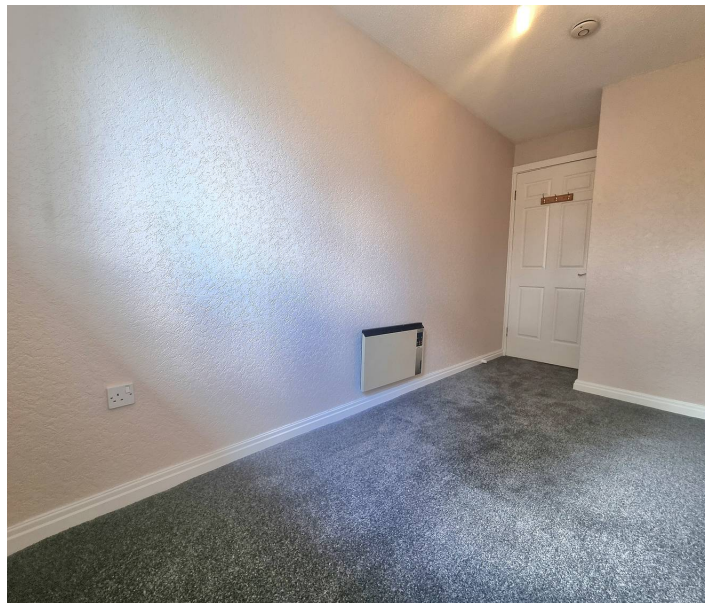
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- First Floor Retirement Apartment With Lift Access To All Floors
- Two Bedrooms With Fitted Wardrobes in Main
- Spacious Lounge/Dining Room
- Modern Shower Room
- Ample Residents Parking & Beautiful Communal Gardens
- Generous Communal Lounge And Laundry Room

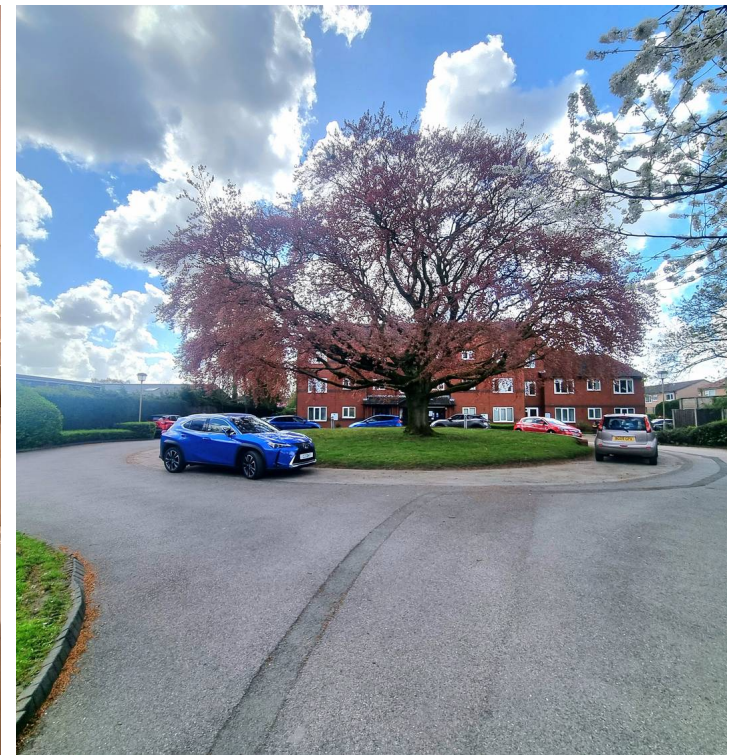


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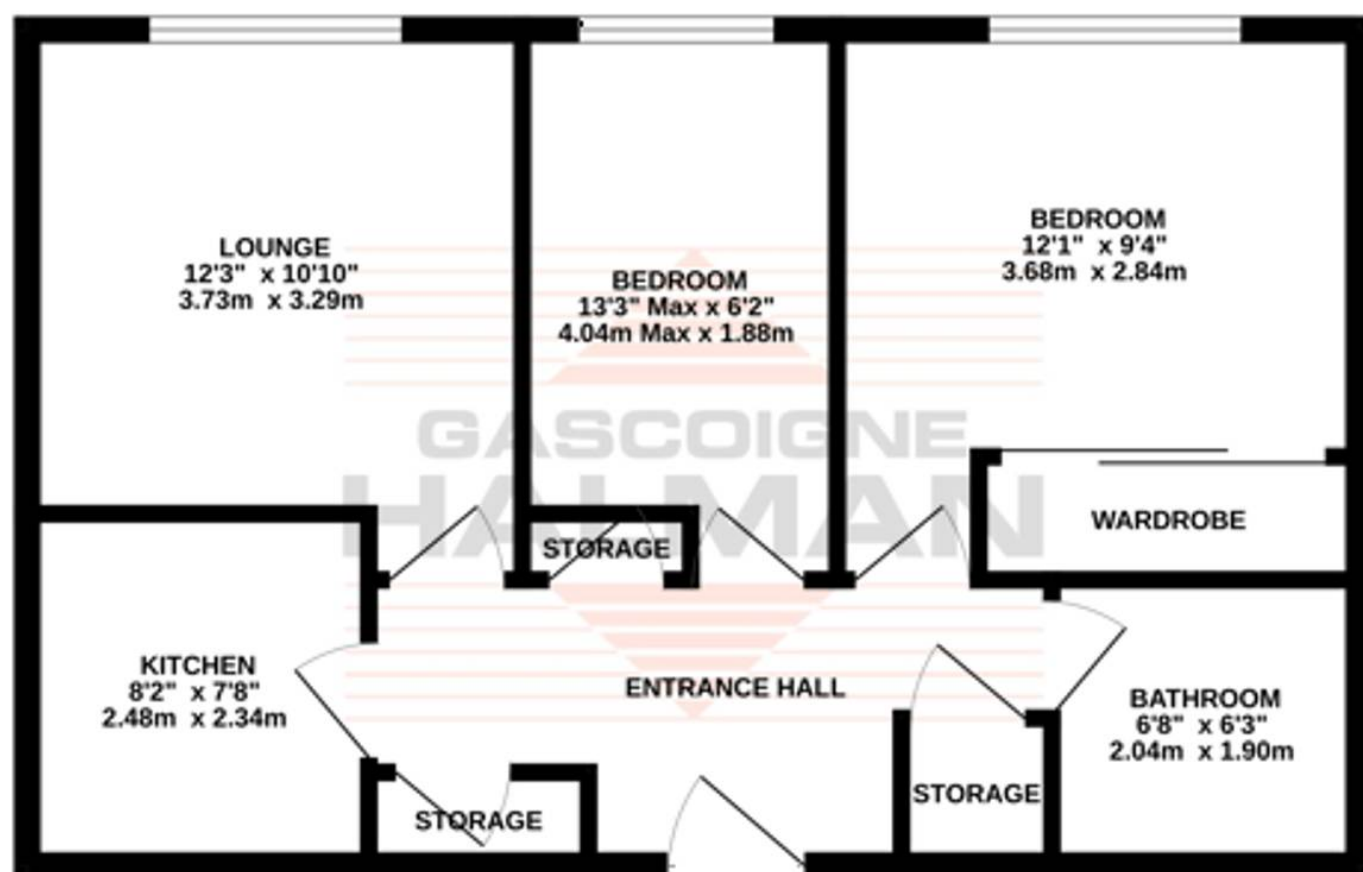
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This retirement apartment, situated on the second floor, is designed for individuals aged 60 and above and is nestled in a tranquil cul-de-sac. It benefits from the outstanding amenities of the development, which include a house manager available during weekdays, a large communal lounge, and a laundry room. The apartment features an entrance hall with excellent storage options provided by various cupboards, two spacious bedrooms, with the main bedroom benefiting from fitted wardrobes, a modern shower room, a fitted kitchen, and a roomy lounge/dining area. Numerous windows throughout the apartment allow for an abundance of natural light. The development also offers well-established communal gardens and ample parking for residents.

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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