








# 12 PINEWOOD COURT, SOUTH DOWNS ROAD
HALE, WA14 3HY

£375,000
LEASEHOLD

This spacious and airy ground floor apartment is situated in arguably one of the best parts of Hale, just off South Downs Road and within walking distance of all the facilities in the village centre. There are also excellent road and rail connections to other nearby centres, and Manchester Airport is close at hand.

MELLER SPEAKMAN

# 12 PINEWOOD COURT, SOUTH DOWNS ROAD, HALE

• A spacious ground floor apartment • 2 double bedrooms and 2 bathrooms • A light and airy lounge/dining room with access to the gardens • Parking and a garage







The apartment itself provides very well proportioned accommodation throughout which would benefit from modernisation, offering an excellent and rare opportunity for a buyer to appoint the accommodation to their own style and specification. Notably, being on the ground floor, the apartment benefits from direct access to the private rear communal garden, which includes a flagged patio area.

The accommodation is warmed by gas-fired central heating and is briefly arranged as follows: reception hall with two store cupboards and an airing cupboard, a large, light and airy lounge/dining room with access to the gardens, kitchen, master bedroom with en-suite bathroom, second bedroom with fitted wardrobes and bathroom.

Outside, Pinewood Court stands within very well maintained grounds and there is parking together with a single garage.

## Property Information

Services: All mains services are connected. Gas-fired central heating is installed. We must advise prospective purchasers that none of the fixtures, fittings or services have been tested. Buyers are advised to obtain their own independent reports prior to purchase.

Tenure: Leasehold for the residue of a term of 999 years from 17th September 1976.

We are advised that the current service charge is £195 PCM, which covers the maintenance of the common parts and buildings insurance.

EPC: Band D.

Council Tax: Band E (Trafford Council).










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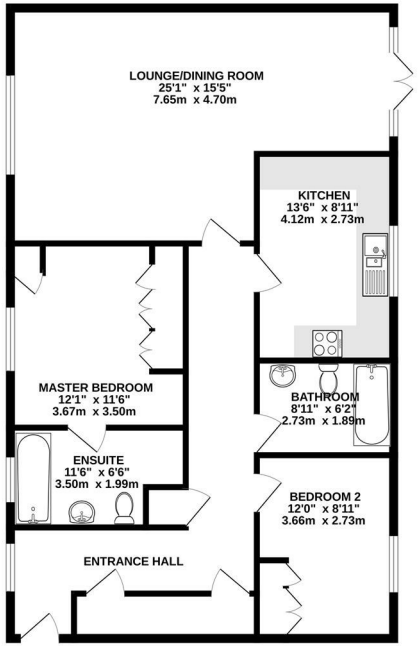








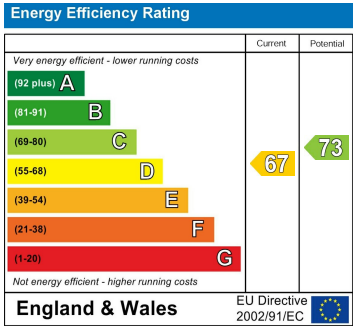
1035 sq.ft. (96.2 sq.m.) approx.




TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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## EPC Rating: D  Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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