



Britannia Road, Sale, M33

£275,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

Housesimple are offering for sale this superb two bedroom penthouse apartment. The property is situated on Britannia Road in the heart of the popular Sale area of Manchester. Consistently voted as 'one of the best places to live in the UK', Sale village boasts 'outstanding' O

Key features:

- Popular Sale Village
- Two Bedroom Penthouse Apartment
- Ensuite to Master
- 200 Yards from Sale Metrolink
- Canal Facing Balcony
- Allocated and Guest Parking
- No Onward Chain

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band E (£111.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 197 years remaining
Ground Rent: £200.00 per-annum
Maintenance: £83.00 per-month
Maintenance Company: Rmg



Housesimple are offering for sale this superb two bedroom penthouse apartment. The property is situated on Britannia Road in the heart of the popular Sale area of Manchester. Consistently voted as **'one of the best places to live in the UK'**, Sale village boasts 'outstanding' Ofstead rated schools, a host of amenities on your doorstep, and is ideally placed to provide convenient links direct to Manchester City Centre, Media City, and into Cheshire.

1A Britannia Quay is a boutique apartment complex overlooking the Bridgewater Canal and approximately 200 yards away from Sale Metrolink Station. *The Penthouse* occupies the upper floor and is accessed via staircase only. Currently 'owner occupied' the accommodation has been carefully maintained and thoughtfully decorated to a superior standard throughout. The open plan living area is incredibly sociable by design boasting spectacular vaulted windows from floor to the apex of the building. Home to the living and kitchen area, this space leads seamlessly out onto the private balcony. The kitchen features a combination of low level and eye level fitted units and integrated appliances. Accessed via a spiral staircase, the master suite boasts an ensuite bathroom and occupies the entire mezzanine level. There is a further double bedroom and family bathroom. Externally, the property benefits from allocated parking plus access to multiple guest parking spaces.

The Penthouse would suit a professional who could expect to enjoy a selection of fantastic restaurants, bars and coffee shops within the village. Worthington Park is only a short walk from the property- perfect for those Sunday morning strolls.

The accommodation would equally make an excellent acquisition for a 'buy to let' investor who could expect good yield and high occupancy rates.

Viewing is strictly by appointment only.

Available with NO ONWARD CHAIN.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate
 HM Government

13, Britannia Road, SALE, M33 2AA

Dwelling type: end-terrace house **Reference number:** 2508-6008-7241-3895-1934
Date of assessment: 20 September 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 20 September 2015 **Total floor area:** 85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,774
Over 3 years you could save	£ 1,590

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,590 over 3 years </div>
Heating	£ 3,150 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 318 over 3 years	£ 219 over 3 years	
Totals	£ 3,774	£ 2,184	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	48		
(21-38) F			
Not energy efficient - higher running costs			(1-20) G

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,257
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111
3 Low energy lighting for all fixed outlets	£65	£ 123

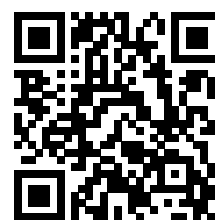
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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