



**APARTMENT 14 41 BROAD ROAD, M33 2BG**  
**£1,050 PER CALENDAR MONTH**





## DESCRIPTION

A beautifully presented two bedroom top floor apartment situated in a well regarded residential area within walking distance of Sale Town Centre and the local Metrolink. Briefly comprising: Communal entrance hallway, private hallway, spacious living, fully fitted Kitchen with appliances, two spacious bedrooms (The master with in-built wardrobe) and family bathroom. Externally there are communal gardens and ample off road parking for both guests and residents. AVAILABLE 15TH JULY, PART FURNISHED. £100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. All deposits are lodged with the 'Deposit Protection Service'.

## KEY FEATURES

- Two bedroom top floor apartment
- Recently fully updated throughout
- Situated just a moments walk from Sale Centre
- Allocated car parking
- Master bedroom with in-built wardrobes
- Available NOW







# ASHWORTH HOLME

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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			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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