



**1 6 ROSEVILLE MEWS, M33 3YS**  
**£265,000**



## DESCRIPTION

ASHWORTH HOLME ARE PROUD TO PRESENT ROSEVILLE MEWS, A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT LOCATED JUST A STONES THROW AWAY FROM SALE TOWN CENTRE AND SALE TRAM STATION.

Roseville Mews boasts leafy communal gardens, gated access and private parking. The accommodation includes entrance hall with storage, inner hallway, kitchen, lounge, two double bedrooms, bathroom and en suite.

The property benefits from electric heaters and double glazing. Offered with no onward chain, this apartment is perfect for first time buyers or investors.

Council Tax Band D

EPC Rating C

Leasehold

## KEY FEATURES

- First floor apartment
- Desirable location - walking distance from Sale Town Centre
- Two double bedrooms
- Leasehold
- Presented to a high standard
- Private parking space
- Bathroom & En Suite
- No Chain







# 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		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
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