



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**FLAT 10 108 BROOKLANDS ROAD, M33 3QF**  
**£1,050 PER CALENDAR MONTH**



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## DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WHICH FORMS PART OF THE POPULAR CLOVERLEA DEVELOPMENT PUTTING THIS IMPRESSIVE PROPERTY WITHIN EASY WALKING DISTANCE OF BOTH SALE TOWN CENTRE AND THE METROLINK AT BROOKLANDS.

This smart and spacious apartment is UNFURNISHED however, blinds and white goods are INCLUDED. The development itself is well maintained with large and immaculate communal grounds for residents to enjoy during the summer months, there is also a parking area with spaces for both residents and visitors.

In brief the accommodation comprises: Entrance hallway with large storage cupboard, lounge, modern fitted kitchen with oven, hob, fridge/freezer, washing machine and slimline dishwasher, master bedroom with in-built wardrobe, second good sized bedroom and a stylish bathroom which has been fully tiled and incorporates a shower over bath.

Unfurnished (kitchen white goods & blinds only). Available MID MAY. Minimum 12 month tenancy. Sorry no smokers. No pets.

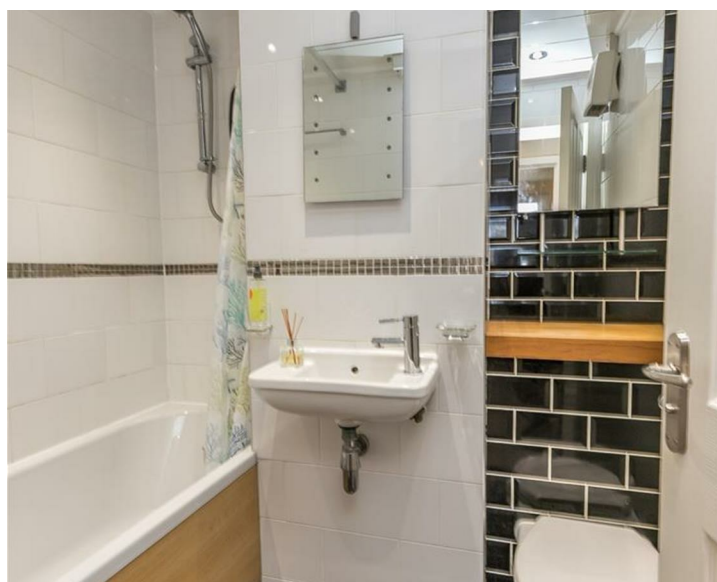
£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. Sorry pets are not permitted within this development.

## KEY FEATURES

- Spacious two bedroom flat in the heart of Sale.
- Accompanied by the beautiful grounds of the Cloverley development
- White goods included
- Available Mid May
- ENQUIRE 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		
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		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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