



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



**RAVENSTONE HOUSE BRITANNIA ROAD, M33 2AA**  
**£895 PER CALENDAR MONTH**



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## DESCRIPTION

AN IMMACULATE ONE DOUBLE BEDROOM TOWN CENTRE APARTMENT WHICH ENJOYS FAR REACHING VIEWS OF THE BRIDGEWATER CANAL AND COMES COMPLETE WITH DESIGNATED OFF ROAD PARKING.

The apartment benefits from a contemporary open plan living/dining kitchen with windows to the front and side aspect all of which allow for views of the Sale Town Centre and the Bridgewater Canal. In addition there is a large bedroom which is serviced by an En-Suite shower room. Located in the very heart of Sale Town Centre putting the property with a moments walk of the Metrolink Network and the many amenities Sale has to offer including an increasing array of independent shops, bars and restaurants. Warmed by double glazing and electric wall heaters. In brief the accommodation comprises: Communal entrance door with video intercom system. Well maintained communal hallway with stairs leading to the first floor landing. The apartment is accessed via the spacious living room which is open plan to a contemporary fitted kitchen with integrated appliances and room for a small dining table. Accessed from the living room is the large master bedroom complete with En-Suite shower room. Externally to the front of the building there is a parking area where an allocated space can be found for this property. There is also a visitors parking space. Ample parking can also be found nearby.

Unfurnished (kitchen white goods only). Minimum 12 month tenancy. Sorry no smokers. No pets.

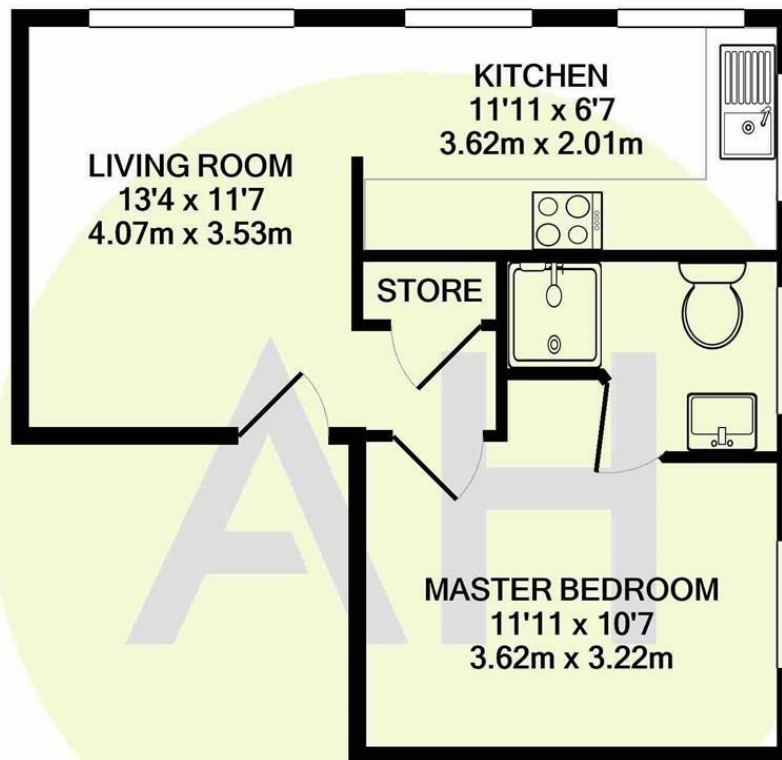
£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme. Sorry pets are not permitted within this development.  
AVAILABLE MID AUGUST

## KEY FEATURES

- One bedroom first floor apartment
- Enjoying views of the Bridgewater Canal
- Situated in the heart of Sale Town Centre
- ENQUIRE NOW
- Presented to an excellent standard
- En-Suite to main bedroom
- Designated off road parking







TOTAL APPROX. FLOOR AREA 351 SQ.FT. (32.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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## ASHWORTH HOLME

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OnTheMarket.com

PRS Property Redress Scheme

CMP Client Money Protect

DPS

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.