ASHWORTH HOLME
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1 PARK AVENUE, M33 6AH
£350,000

3 2 1

DESCRIPTION

AN IMPRESSIVE THREE DOUBLE BEDROOM APARTMENT forming part of the highly sought-after One Park Avenue development, right in the heart of Sale. This beautifully finished second-floor home offers generous room sizes, stylish interiors and a layout perfectly suited to modern living.

Accessed via a private foyer, with lift or stair access, the apartment opens into a welcoming entrance hallway with a useful large storage cupboard. There are three excellent double bedrooms in total, the principal of which features a luxury en-suite shower room with underfloor heating and a heated towel rail, two fitted wardrobes, a built-in dresser and remote-controlled blackout blinds with additional curtains. The remaining bedrooms are both well proportioned and include full-height fitted wardrobes, blackout blinds, and modern ceiling LED lights with integrated remote-controlled fans. A sleek, contemporary family bathroom serves these rooms and, like the en-suite, also benefits from underfloor heating and a heated towel rail.

The heart of the home is a stunning open-plan living/dining/kitchen area — a bright and sociable space, ideal for entertaining or relaxing. The kitchen is fitted with quality units and granite worktops, complemented by a centre island with pendant lighting and seating, high-end integrated appliances, an additional freezer and a drinks cooler. There's also a Wi-Fi controlled integrated sound system for a seamless modern touch.

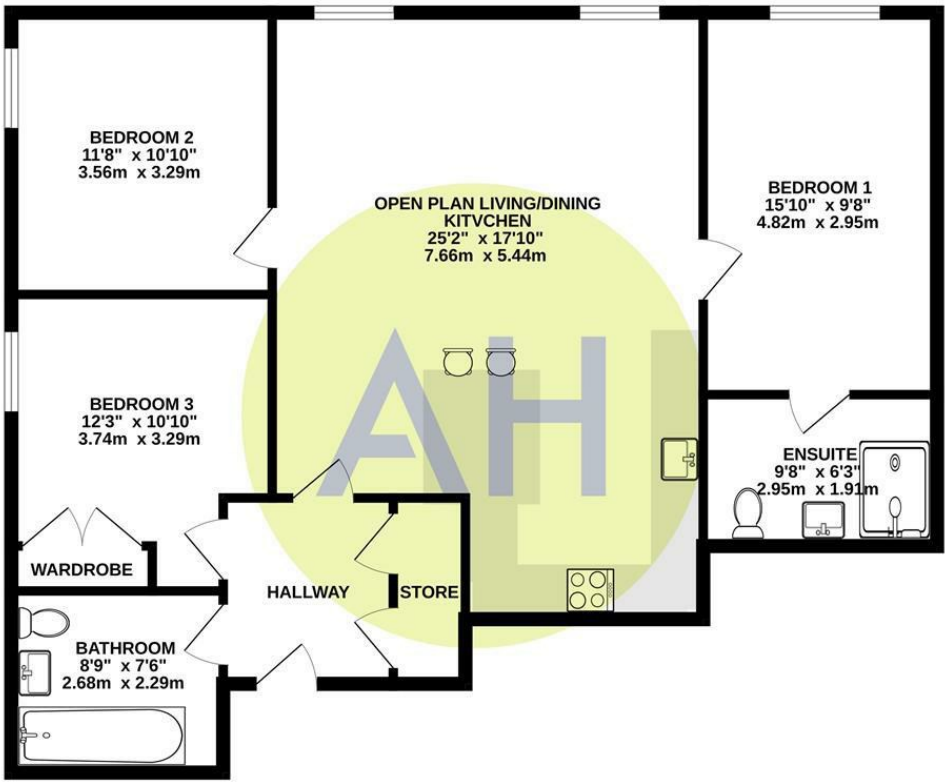
Further features include electric central heating with Wi-Fi control, uPVC double glazing, excellent storage throughout, and the benefit of being a dual-aspect apartment, making it wonderfully airy and bright. Externally, One Park Avenue enjoys secure wrought-iron gated access to a residents' car park, where this apartment benefits from TWO DESIGNATED SPACES plus additional visitor and disabled parking. The development also provides EV charging points for residents' use.

KEY FEATURES

- Three generous double bedrooms
- Underfloor heating and heated towel rails
- Private foyer entrance
- Two secure gated parking spaces
- Luxury en-suite and family bathroom
- Stunning open-plan living/kitchen/dining area
- Electric Wi-Fi controlled heating
- Residents' EV charging points

FLOOR PLANS

GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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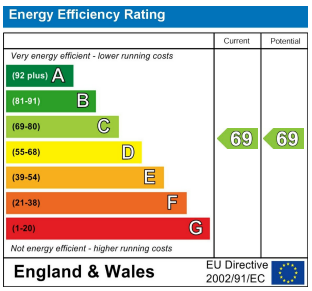

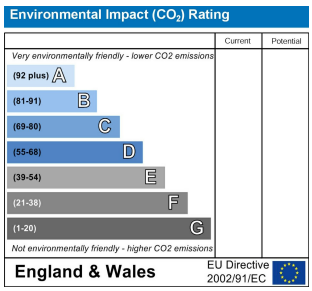

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