



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



**5 ROMANA SQUARE, WA14 5QB**  
**£260,000**



## DESCRIPTION

AN IMMACULATE AND SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH JULIET BALCONY, JUST MOMENTS' WALK FROM TIMPERLEY METROLINK

At 848 sq ft, this stunning apartment is considerably larger than average and is beautifully positioned to the rear of the sought-after gated Romana Square development, enjoying a Juliet balcony overlooking the quiet communal gardens.

The accommodation includes: a welcoming L-shaped entrance hallway with a generous cloaks/storage cupboard, a bright and spacious open-plan living and dining kitchen with Juliet balcony, and two excellent double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while a well-appointed main bathroom completes the layout.

The property is presented to the very highest of standards throughout, with allocated parking, UPVC double glazing and electric central heating system.

Romana Square is a highly regarded development boasting a concierge service, residents' spa suite with fitness facilities, secure gated access, video entry systems, and beautifully landscaped communal gardens.

Perfectly located within walking distance of both Timperley and Sale Metrolink stops, this apartment offers style, space and convenience in equal measure.

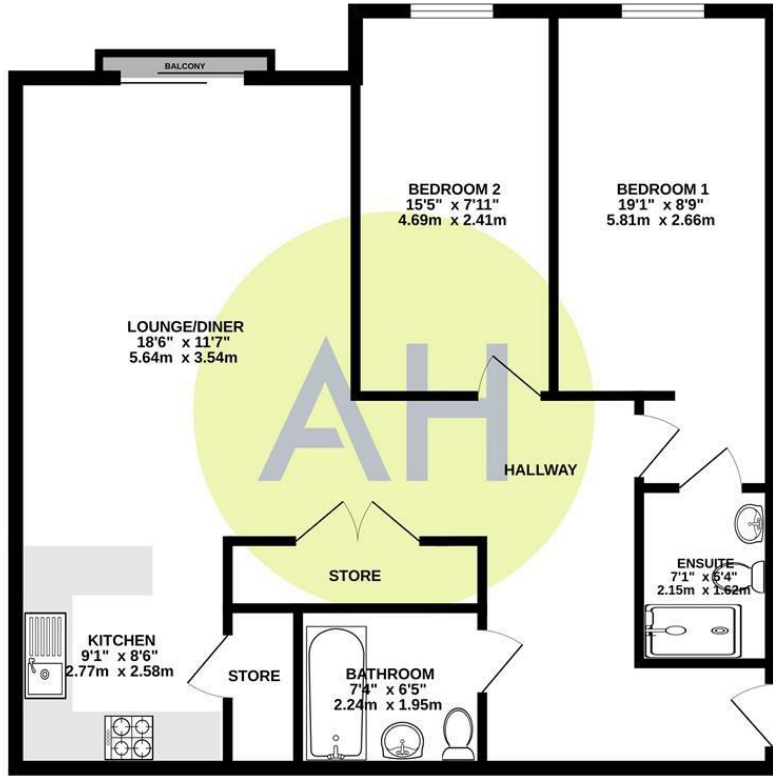
## KEY FEATURES

- 848 sq ft - considerably larger than average
- Two double bedrooms, master with en-suite
- Juliet balcony overlooking quiet gardens
- Allocated residents' parking plus visitor bays
- Service charge £150 PCM
- Moments' walk from Timperley Metrolink
- Spacious open-plan living/dining kitchen
- Presented to the highest of standards
- Concierge, residents' spa suite & gated access
- Ground rent £256 Per Year





GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	75	77

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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