



# ASHWORTH HOLME

Sales · Lettings · Property Management



**41 BROAD ROAD, M33 2BG**  
**£1,150 PER CALENDAR MONTH**

2 2 1



## DESCRIPTION

A BEAUTIFULLY PRESENTED AND RECENTLY UPDATED FIRST FLOOR APARTMENT WITH EN-SUITE SHOWER ROOM AND DESIGNATED OFF ROAD PARKING! SITUATED IN THE VERY HEART OF SALE TOWN CENTRE.

This fabulous two bedroom apartment is situated in a well regarded residential area within easy walking distance of Sale town centre and the local Metrolink.

Briefly comprising: Communal entrance hallway with storage cupboard, private entrance hallway, spacious lounge which is open to fully fitted Kitchen with integrated appliances, two well proportioned bedrooms including the master bedroom which is serviced by an en-suite shower room. There is also a modern bathroom. Externally there are well maintained communal grounds, designated parking for residents in addition to plenty of visitors parking.

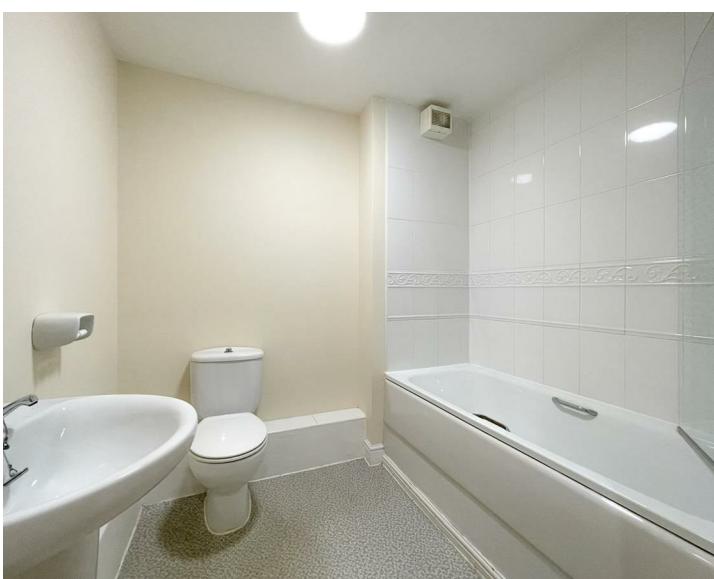
AVAILABLE EARLY MARCH. UN-FURNISHED. MINIMUM 12 MONTH LET. SORRY NO PETS ARE ALLOWED IN THIS DEVELOPMENT.

£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

## KEY FEATURES

- First floor apartment with two double bedrooms
- Open plan lounge/kitchen
- Designated off road parking
- Double glazing and electric heating system
- Master bedroom with en-suite shower room
- Separate bathroom
- Recently updated throughout
- Situated just a moments walk from Sale Town Centre







## ASHWORTH HOLME

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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

