



ASHWORTH HOLME
Sales · Lettings · Property Management



RUSLAND COURT OAKFIELD, M33 6ND

£267,500



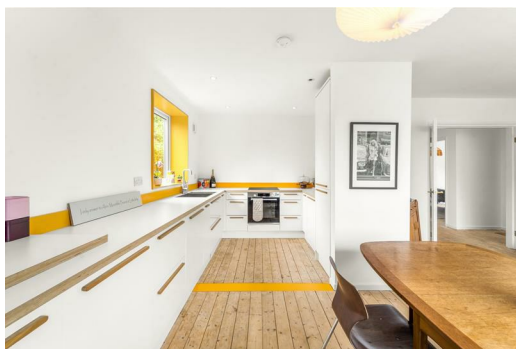
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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM TOP FLOOR APARTMENT FINISHED TO AN EXCEPTIONALLY HIGH STANDARD, FORMING PART OF AN EXCLUSIVE DEVELOPMENT OF JUST A HANDFUL APARTMENTS AND COMPLETE WITH A SINGLE GARAGE.

This impressive apartment has been thoughtfully renovated throughout, with particular attention paid to the quality of the finishes. Bespoke birch ply joinery features throughout, including the contemporary fitted kitchen, custom hallway storage and window reveals, giving the property a distinctive architectural feel.

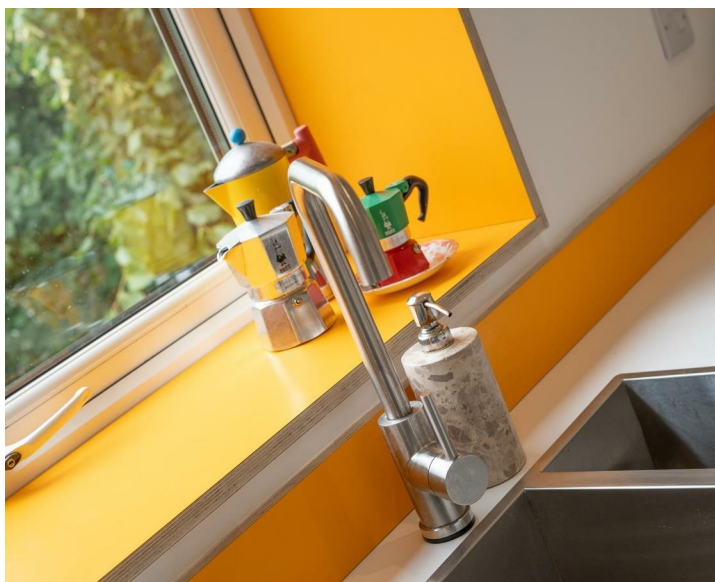
The property occupies a highly sought-after tree-lined location within a short walk of both Sale Town Centre and Ashton-on-Mersey Village. Perfectly positioned to enjoy the excellent range of shops, restaurants, cafés and the Metrolink, whilst remaining tucked away in a peaceful setting.

In brief the accommodation comprises: entrance hallway with bespoke birch ply storage, an impressive open plan living/dining kitchen featuring bespoke birch ply cabinetry and integrated appliances, spacious principal bedroom, second double bedroom and a stylish bathroom complete with a freestanding bath and separate shower. Externally, the development benefits from beautifully maintained communal gardens, ample residents' and visitors' parking and the property also includes a single garage. Uniquely, the garage benefits from its own power supply, making it ideal for EV charger installation, a workshop or additional hobby space.

KEY FEATURES

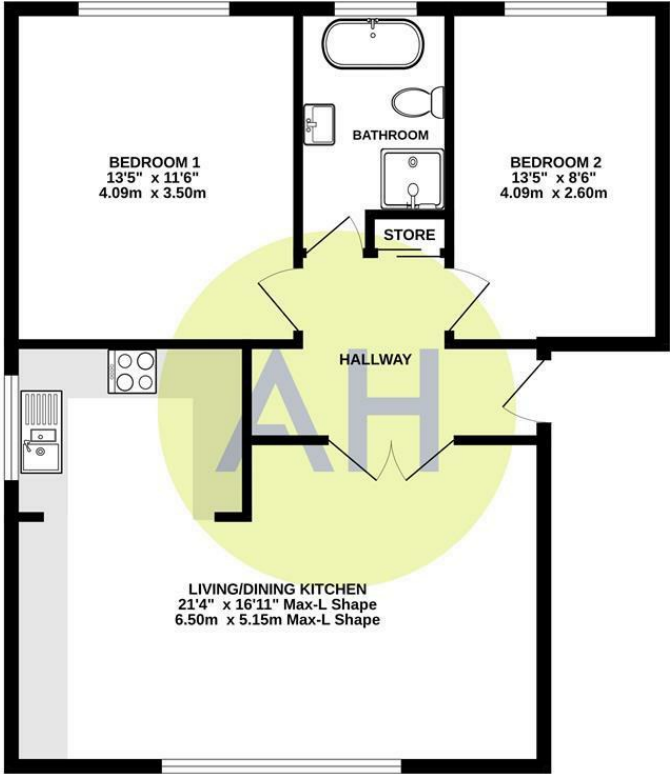
- Top floor apartment in a block of just six
- Bespoke birch ply living/dining kitchen
- Luxury bathroom with freestanding bath
- Beautifully maintained communal gardens
- Ample parking available
- Beautifully renovated throughout
- Two spacious double bedrooms
- Single garage with power/lighting
- Situated moments from Sale Town Centre
- Service charge £157 Per Month. GR £30 Per Year



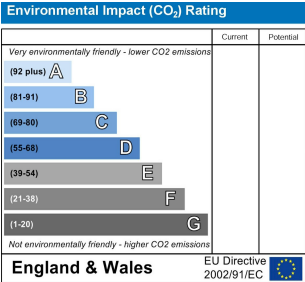
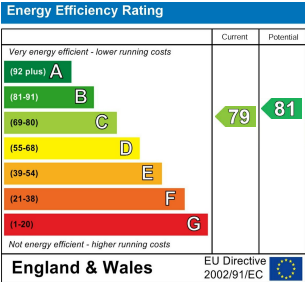




TOP FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA - 711 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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ASHWORTH HOLME

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