



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



**APT 6 MORNINGTON ROAD, M33 2DB**  
**£950 PER CALENDAR MONTH**



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## DESCRIPTION

AVAILABLE NOW - A remarkably spacious and well presented one bedroom top floor apartment enjoying a superb open aspect overlooking the beautifully maintained grounds of Sale Sports Club.

Situated within the ever-popular Abbots Court development, this excellent furnished apartment offers generously proportioned accommodation throughout including a large living/dining room, spacious double bedroom with in-built storage and a modern fitted kitchen and bathroom complete with separate shower.

The property benefits from double glazing and electric panel heating and is ideally suited to a single professional or couple seeking well located accommodation close to Sale Town Centre and excellent transport links.

In brief the accommodation comprises: Entrance hallway, spacious lounge/dining room with dual aspect windows and fantastic views, large double bedroom with fitted storage, modern fitted kitchen and a bathroom fitted with a four piece suite including a separate shower cubicle.

Externally, the development benefits from resident parking available on a first come first served basis.

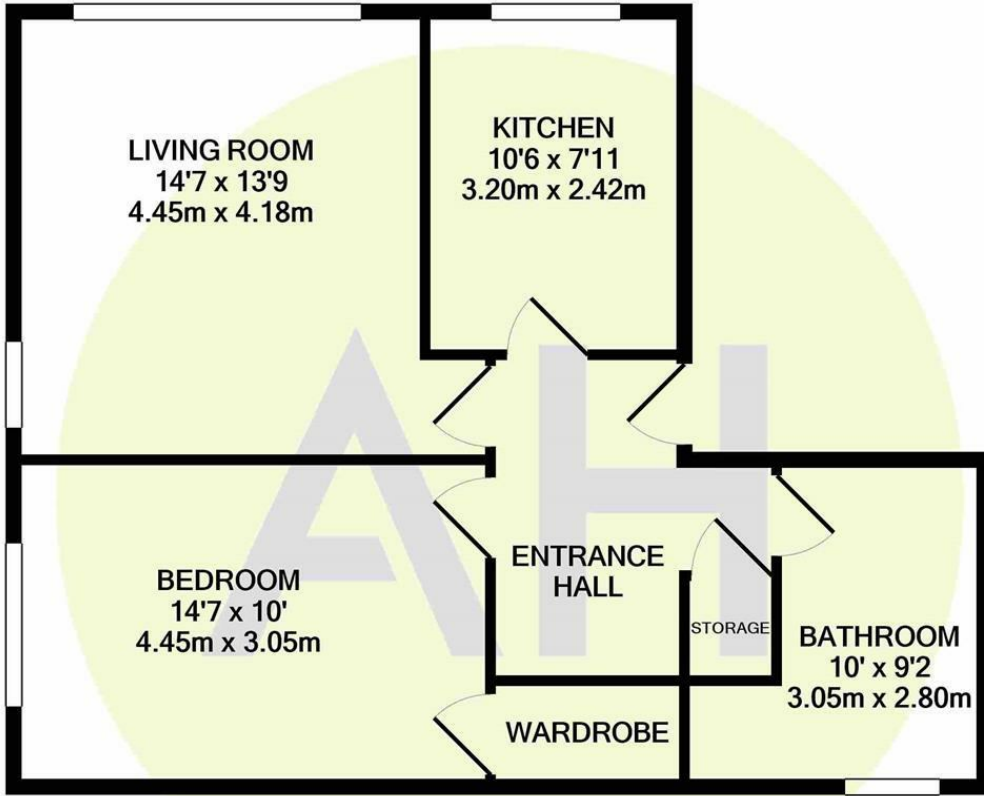
£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' All deposits are lodged with the 'Deposit Protection Service'.

## KEY FEATURES

- Fully furnished one bedroom apartment
- Much larger than average
- Beautiful open aspect
- Water included
- located on the Top floor
- Presented to an excellent standard
- Easy walking distance of Sale Town Centre







TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 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			
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# ASHWORTH HOLME

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