ASHWORTH HOLME
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FLAT 3 38 HARBORO ROAD, M33 5AH
£235,000

2 1 1

DESCRIPTION

A SPACIOUS AND WELL-PRESENTED TWO DOUBLE-BEDROOM GROUND FLOOR APARTMENT, OFFERING APPROXIMATELY 785 SQ. FT. OF LIVING SPACE—CONSIDERABLY LARGER THAN AVERAGE.

The property forms part of the well-maintained and purpose-built St Leonards Court development on Harboro Road, a superb location within easy reach of Sale Town Centre, Brooklands Metrolink, and several green spaces, including Walton and Ashton Park. It is also zoned for popular schooling, making it an excellent choice for a variety of buyers.

The apartment benefits from a SINGLE GARAGE, large enough to accommodate a car, as well as well-maintained communal grounds with first-come, first-served parking. The communal areas are pleasant and well-kept, adding to the overall appeal of the development.

Internally, the property features a large and welcoming entrance hallway, leading to a spacious lounge/dining room with dual aspect windows, a fitted kitchen, two double bedrooms, a shower room and a separate WC. Additional benefits include double glazing and gas central heating, powered by a combination boiler, ensuring comfort and efficiency.

A fantastic opportunity to acquire a generously sized apartment in a sought-after location—early viewing is highly recommended!

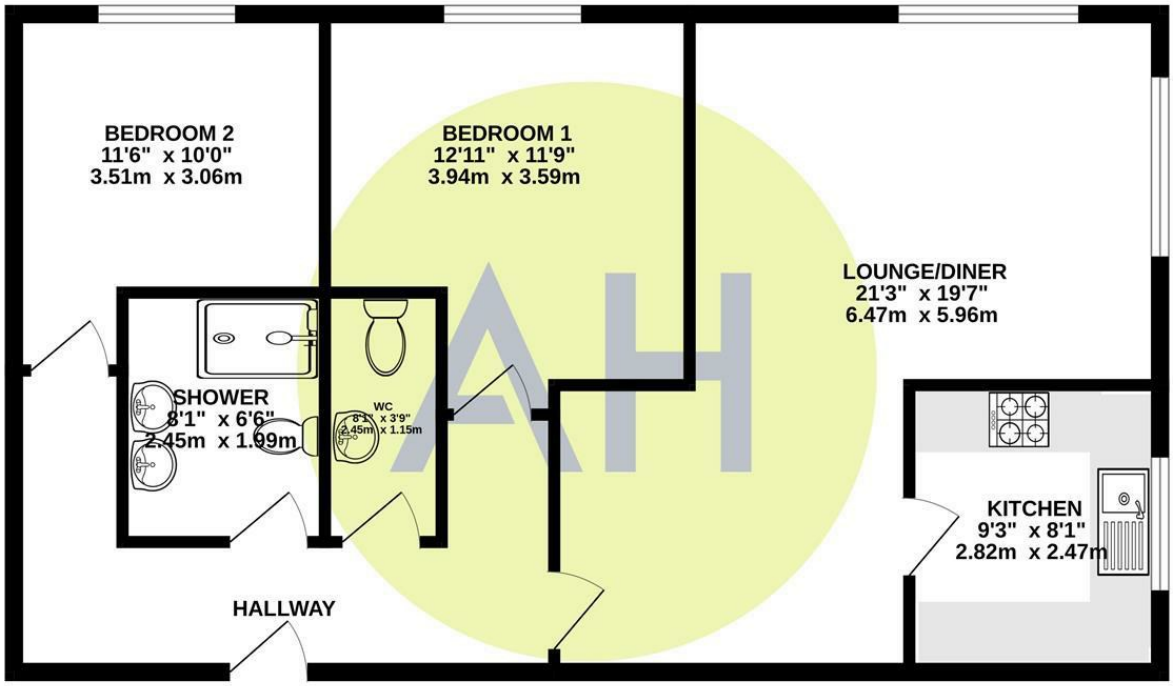
Leasehold 999 years from 1 January 1974. Ground Rent - £25 per year. Service charge £100 per month. Council Tax Band C.

KEY FEATURES

- Considerably larger than average 785-SqFt
- Single garage included & parking available
- Shower room & separate WC
- Ground floor apartment
- Living/dining room with dual aspect windows
- Gas central heating & double glazing
- Close to excellent transport links
- Long leasehold 999 from 1974

FLOOR PLANS

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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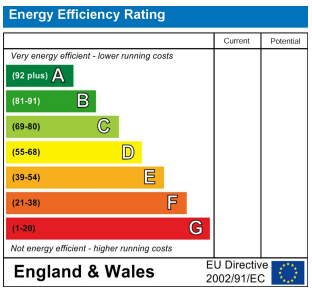

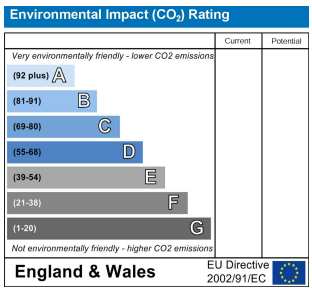

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