



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



**ROSELANDS 15 HARBORO ROAD, M33 5AE**  
**£260,000**



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## DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE PATIO AND DIRECT ACCESS TO THE LARGE, BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS, FORMING PART OF THE PRESTIGIOUS AND HIGHLY SOUGHT-AFTER 'ROSELANDS' DEVELOPMENT.

This impressive home features a stunning open-plan living/dining kitchen, a sizeable master bedroom with en-suite shower room, and designated off road parking within a secure gated car park.

Situated in a quiet, tree-lined location, the property is within easy walking distance of Brooklands Metrolink and a short drive to the M60 motorway network. Warmed by gas central heating and double glazing throughout.

Accommodation in brief: Welcoming entrance hallway with useful storage cupboard, open-plan lounge/dining kitchen with direct access to the communal grounds, master bedroom with en-suite, second double bedroom, and a well-appointed main bathroom. Externally, the apartment benefits from a private patio seating area, designated parking in the gated car park, visitors parking, and access to the beautifully maintained communal grounds.

Viewings are highly recommended in order to appreciate the standard of accommodation on offer.

Service charge £200 Per Month. Ground Rent £195 Per Year. Leasehold 979 Years Remaining.

## KEY FEATURES

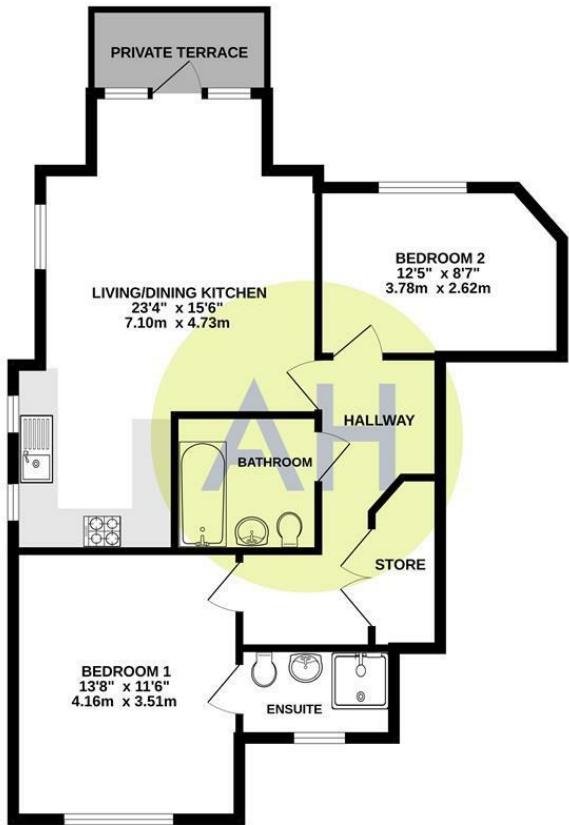
- Two double bed ground floor apartment
- Direct access to stunning gardens
- Master bedroom with En-Suite
- Open plan living/dining kitchen
- Private SOUTH FACING patio
- Gated and designated parking space
- Hallway with large storage cupboard
- No onward chain







GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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.  
Made with Mergus v2025

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



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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.