



1 Roseville Mews, Apartment 7, The Courtyard, Sale, M33

£255,000

Leasehold

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A beautifully presented and generously proportioned two-bedroom apartment, ideally situated right in the heart of Sale town centre.

Offering spacious accommodation, secure gated parking and attractive communal gardens, this lovely apartment provides comfortable modern living in an exceptionally convenient location.

The building is served by a lift, providing easy access to the apartment.

The apartment benefits from a particularly spacious entrance hallway, providing access to all rooms and creating an impressive sense of space as soon as you enter.

The impressive large lounge offers plenty of space for comfortable seating and could easily accommodate a separate dining area, making it an ideal room for relaxing and entertaining.

The kitchen is fitted with a range of well-maintained beech base and wall units, complemented by integrated appliances.

The property offers two spacious double bedrooms, providing excellent accommodation for a couple, family, guests or those looking for a dedicated home office or additional living space.

The main bedroom benefits lots of natural light and its own en-suite shower room, adding convenience and privacy.

A well-presented three-piece family bathroom features a bath, wash basin and WC, providing everything needed for comfortable everyday living.

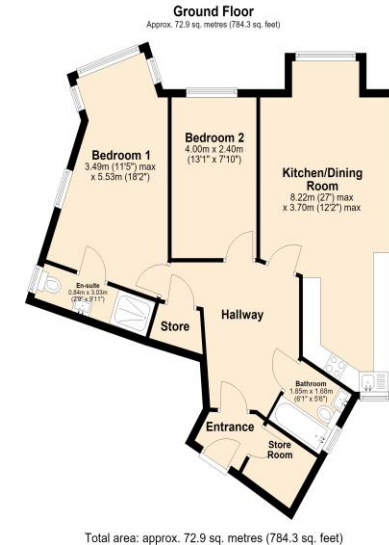
One of the property's particularly attractive features is its secure gated parking, available for both residents and visitors.

The development is also surrounded by beautifully maintained landscaped communal gardens, providing attractive outdoor surroundings and a pleasant environment for residents to enjoy.

Perfectly positioned in the centre of Sale town centre, the apartment is ideally placed for enjoying the area's shops, cafés, restaurants and everyday amenities, with excellent local transport links - Sale Metrolink and great bus services.

Service Charge £200 Per month

- Leasehold
- 999 Years from 1st January 2003
- EPC C
- Council Tax D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.