



101 HAUGHTON GREEN ROAD, M34 7GR
£1,100 PER CALENDAR MONTH

2 1 1



DESCRIPTION

AN ABSOLUTELY STUNNING, BRAND NEWLY DEVELOPED FIRST FLOOR TWO BEDROOM APARTMENT, FINISHED TO AN EXCEPTIONALLY HIGH SPECIFICATION AND PERFECTLY POSITIONED IN THE HEART OF HAUGHTON GREEN VILLAGE.

This superb home offers the rare combination of contemporary design, energy efficiency and private outdoor space, all within a sought-after village setting.

Accessed via its own private entrance hallway (with no communal areas), stairs rise to the first floor where you are welcomed into an impressive open plan living, dining and kitchen space, beautifully finished with stylish herringbone flooring and LED downlights throughout. The high specification Magnet kitchen features integrated appliances and sleek, contemporary cabinetry, creating a space that is as practical as it is visually striking.

Both bedrooms are well proportioned and fitted with high quality carpets, while the bathroom is finished with modern fittings and a clean, modern aesthetic.

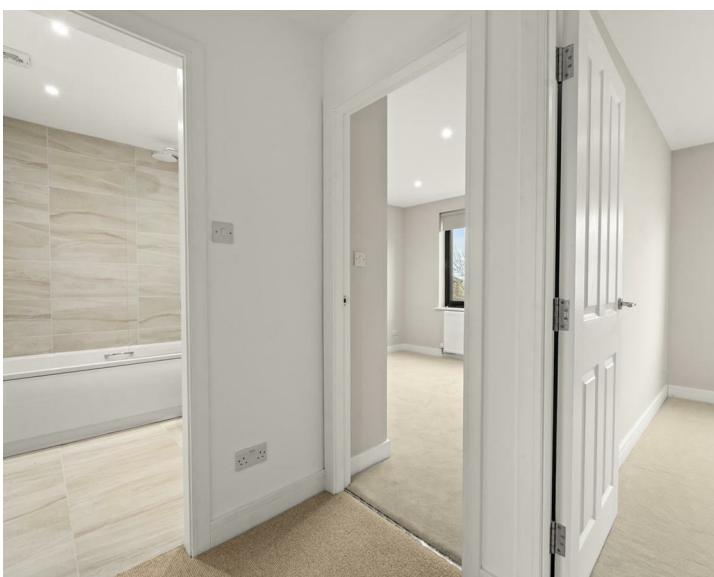
Externally, the property benefits from designated off road parking to the front and a private rear garden, accessed via steps from the kitchen/living area — a particularly unusual and attractive feature for a first floor apartment.

Further benefits include gas central heating, aluminium double glazing throughout and an EPC rating of C, making this an efficient and economical home to run.

KEY FEATURES

- Brand newly developed first floor apartment
- Private entrance (no communal areas)
- Stylish open plan living space with herringbone flooring
- Designated off road parking
- Unfurnished (white goods, curtains and blinds only)
- Two well proportioned bedrooms
- High specification Magnet kitchen with integrated appliances
- Private rear garden
- Gas central heating & EPC rating C
- Available NOW







ASHWORTH HOLME

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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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

