



ASHWORTH HOLME
Sales · Lettings · Property Management



APARTMENT 6 15 HARBORO ROAD, M33 5AE
OFFERS OVER £280,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH DESIGNATED PARKING, FORMING PART OF THE PRESTIGIOUS AND HIGHLY SOUGHT-AFTER 'ROSELANDS' DEVELOPMENT.

Occupying a desirable first floor position within this exclusive gated development, this superb apartment offers spacious, well-planned accommodation, ideal for professionals, downsizers and those seeking a low-maintenance home in a peaceful yet highly convenient location.

A particular feature is the generous entrance hallway, complete with a large built-in storage cupboard and a versatile recessed nook, ideal as a home office space or for additional storage. The impressive open-plan living/dining kitchen is fitted with integrated appliances, whilst the spacious principal bedroom benefits from an en-suite shower room. Gas central heating and double glazing are installed throughout.

The Roselands development is renowned for its beautifully maintained communal gardens, attractive patio seating area and immaculate communal areas, all of which create an attractive setting for residents. Further benefits include designated parking within the secure gated car park together with ample visitors' parking.

Situated in a quiet, tree-lined location, the property is within easy walking distance of Brooklands Metrolink and a short drive from the M60 motorway network, making it an excellent choice for commuters. Viewings are highly recommended in order to appreciate both the quality of accommodation and the superb setting on offer.

KEY FEATURES

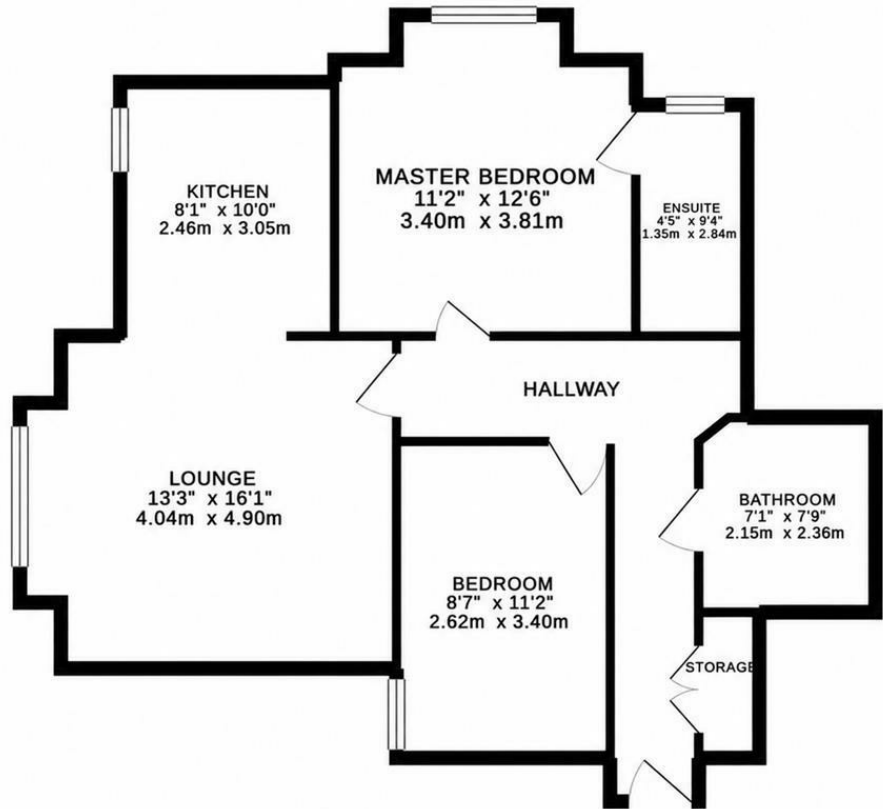
- Exclusive Gated Development
- Stunning Open-Plan Living Space
- Modern Integrated Kitchen
- Beautifully Landscaped Gardens
- Service Charge £200 PCM
- Two Generous Double Bedrooms
- Principal Bedroom With En-Suite
- Versatile Hallway Study Nook
- Secure Residents' Parking
- Ground Rent £195 PA







GROUND FLOOR
746 sq. ft. (69.3 sq. m.) approx.



TOTAL FLOOR AREA: 746 sq. ft. (69.3 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.