ASHWORTH HOLME
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FLAT 6 PRINCES ROAD, M33 3EH
£269,950

2 1 1

DESCRIPTION

A BEAUTIFULLY PROPORTIONED 757 SQFT TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT FORMING PART OF A STUNNING PERIOD CONVERSION, SITUATED ON A TREE-LINED ROAD JUST A SHORT WALK FROM SALE TOWN CENTRE.

This impressive apartment retains attractive period features throughout, including original joinery and exposed floorboards which have been stripped and varnished. Further benefits include double glazed sash windows, gas central heating, a modern dining kitchen, a well-appointed bathroom and a welcoming entrance hallway. There is also ample off-road parking available for both residents and visitors.

The property forms part of Princes Road, placing it in a prime position within easy reach of excellent transport links and just a short walk from Sale Town Centre. Walkden Gardens is also located just metres from the property.

In brief the accommodation comprises: entrance hallway with useful storage cupboard, a spacious lounge/dining room with feature fireplace, fitted dining kitchen, two well-proportioned double bedrooms and a bathroom fitted with a white suite. Externally the property is set within mature and well maintained communal grounds with parking available for residents and visitors.

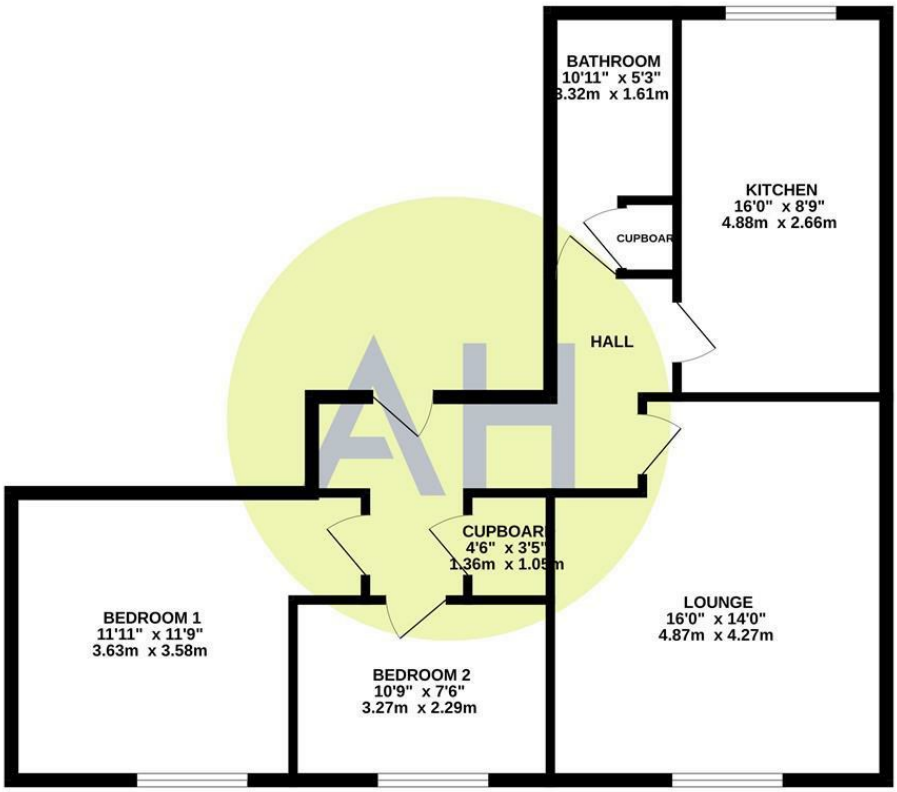
Ground Rent: £60 per annum. Service Charge: £125 per month.

KEY FEATURES

- **Two double bedroom first floor apartment**
- **Highly sought after tree lined location**
- **Welcoming entrance hallway**
- **Forming part of a beautiful period conversion**
- **757-SqFt of accommodation**
- **Parking for residents and visitors**

FLOOR PLANS

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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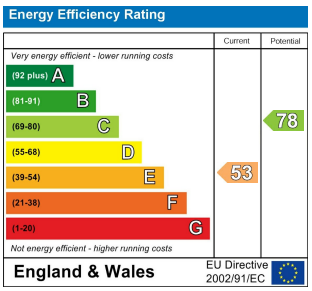

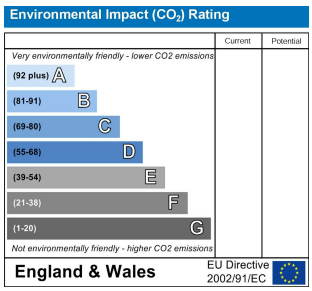

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