



ASHWORTH HOLME
Sales · Lettings · Property Management



APT 21 43 BROAD ROAD, M33 2BG
£1,150 PER CALENDAR MONTH



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DESCRIPTION

AN IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT, IDEALLY POSITIONED WITHIN THIS HIGHLY REGARDED DEVELOPMENT JUST MOMENTS FROM SALE TOWN CENTRE AND EXCELLENT TRANSPORT LINKS.

This beautifully presented ground floor apartment has been recently redecorated throughout and offers stylish, well-appointed accommodation, ideal for those seeking a quality home just moments from Sale Town Centre. Occupying an enviable position within the ever-popular Albany Court development, the property is just a short stroll from Sale Town Centre, with its excellent range of independent shops, bars, restaurants, the redeveloped Stanley Square and the Metrolink, providing easy access into Manchester City Centre.

In brief, the accommodation comprises: communal entrance hallway, welcoming private entrance hallway with useful built-in storage cupboard, impressive open-plan living/dining kitchen creating a fantastic social and everyday living space, with a modern fitted kitchen incorporating a range of integrated appliances. There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, all served by a stylish contemporary bathroom.

Externally, the development enjoys well-maintained communal gardens, visitor parking and the added benefit of a designated residents parking space.

UNFURNISHED.

KEY FEATURES

- Two bedroom ground floor apartment
- Immaculately presented accommodation
- Welcoming entrance hallway with useful storage cupboard
- Walking distance to Sale Town Centre & Metrolink
- Recently redecorated throughout
- Open-plan living / dining kitchen with integrated appliances
- Designated residents parking space plus visitor parking
- Unfurnished







ASHWORTH HOLME

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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	

