



ASHWORTH HOLME
Sales · Lettings · Property Management



WORTHINGTON APARTMENTS 2 CROSSFORD COURT, M33 7GR
£185,000



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DESCRIPTION

This stylish second-floor apartment offers contemporary living throughout, featuring an open-plan kitchen, living, and dining area that provides a bright and versatile space. The property includes one well-proportioned bedroom with luxury build in storage and a modern bathroom.

Residents benefit from an allocated parking space for added convenience.

Perfectly positioned on Dane Road, the apartment is just a stone's throw from the Metrolink, offering excellent transport links and easy access to local amenities.

Leasehold - 999 years from 2019

A fantastic opportunity for first-time buyers or investors seeking a well-located, modern home.

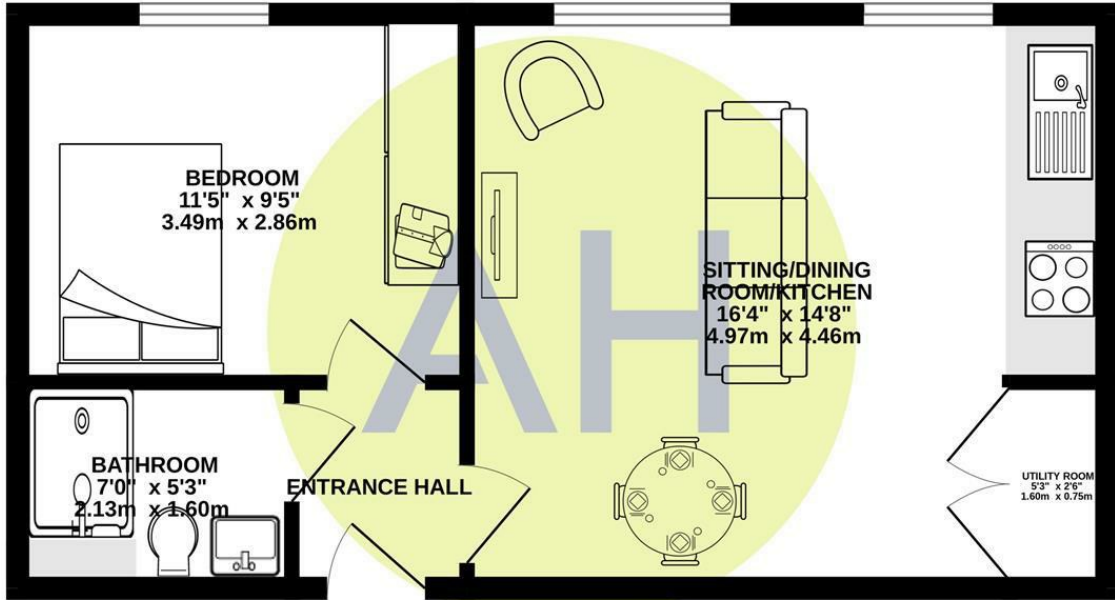
KEY FEATURES

- 1 Bedroom Partment
- Decorated to an excellent standard
- Allocated Parking
- 2nd Floor
- Walking distance to Dane Road Metrolink
- No Chain





GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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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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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