



APT 4 41 BROAD ROAD, M33 2BG
£775 PER MONTH



DESCRIPTION

****AVAILABLE NOW**** A BEAUTIFULLY PRESENTED AND RECENTLY UPDATED GROUND FLOOR APARTMENT IN THE VERY HEART OF SALE TOWN CENTRE COMPLETE WITH DESIGNATED OFF ROAD PARKING. This fabulous two bedroom ground floor apartment is situated in a well regarded residential area within easy walking distance of Sale town centre and the local Metrolink.

Recently the apartment has been updated including re-decoration and the replacement of all the carpets.

Briefly comprising: Communal entrance hallway, private entrance hallway, spacious lounge with bay window to the front aspect, fully fitted Kitchen with integrated appliances, two well proportioned bedrooms and a modern bathroom. Externally there are well maintained communal grounds, designated parking for residents in addition to plenty of visitors parking.

AVAILABLE NOW. UN-FURNISHED. MINIMUM 12 MONTH LET. SORRY NO PETS ARE ALLOWED IN THIS DEVELOPMENT.

£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

KEY FEATURES

- Available now
- Recently updated throughout
- Designated parking space
- Two bedroom ground floor apartment
- Town centre location
- Minimum 12 month tenancy





DIMENSIONS

Communal Areas

Private Entrance Hallway

Lounge

11'10" x 11'4" (3.61 x 3.45)

Kitchen

6'2" x 9'0" (1.88 x 2.74)

Bedroom One

14'11" x 11" max (4.55 x 3.35 max)

Bedroom Two

9'10" x 7'3" (3.00 x 2.21)

Bathroom

6'1" x 7'1" (1.85 x 2.16)

Externally

Designated Parking



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		62	69
(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		1	1
Not environmentally friendly - higher CO ₂ emissions			
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