



APT 12 KINGS ROAD, M33 6BN
£220,000



DESCRIPTION

A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT FORMING PART OF THE BEAUTIFULLY CONSTRUCTED AND PURPOSE BUILT 'HOLLY BANK' DEVELOPMENT WHICH IS SITUATED IN A PRESTIGIOUS LOCATION WITHIN EASY WALKING DISTANCE OF BOTH SALE TOWN CENTRE AND ASHTON-ON-MERSEY. The apartment offers 710 SqFt of well proportioned accommodation including a large living/dining room with balcony access, master bedroom which is serviced by an en-suite shower room and a inviting entrance hallway with useful storage cupboard. This exclusive and secure development features gated off road parking, well maintained communal areas and lift access to all floors. Warmed by gas central heating and double glazing throughout. In brief the accommodation comprises: Entrance hallway, living/dining room with balcony, fitted kitchen, master bedroom with en-suite shower room, second double bedroom and a family bathroom. Externally there are well maintained communal gardens and a gated car parking providing off road parking for both residents and guests.

KEY FEATURES

- Two double bedroom first floor apartment
- Master bedroom with En-Suite
- Large entrance hallway
- Gated off road parking
- Spacious lounge with balcony
- Forming part of the prestigious 'Holly Bank' development





'An excellent opportunity to purchase this spacious two double bedroom first floor apartment which forms part of an exclusive gated development just off Moss Lane'

DIMENSIONS

Entrance Hallway

Lounge/Dining Room
17'5" x 14'5" (5.33 x 4.40)

Balcony

Kitchen
10'9" x 6'3" (3.30 x 1.93)

Master Bedroom
12'9" x 10'0" (3.91 x 3.05)

En-Suite

Bedroom Two

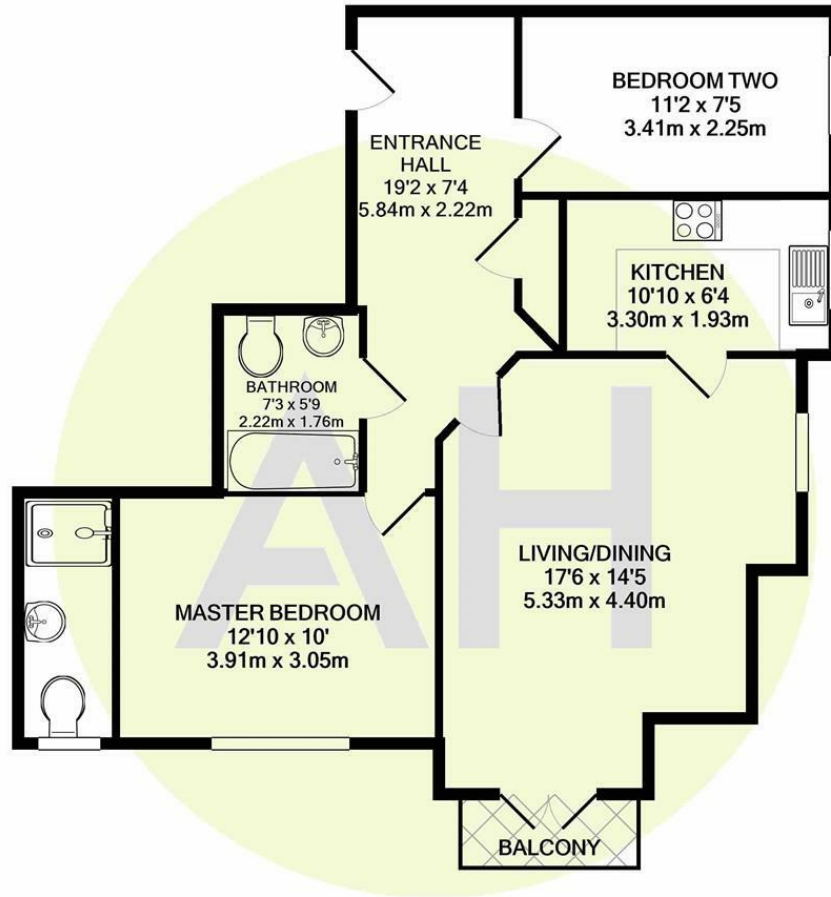
11'2" x 7'4" (3.41 x 2.25)

Family Bathroom

7'3" x 5'9" (2.22 x 1.76)

Externally

Gated Car Parking



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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