



ASHWORTH HOLME
Sales · Lettings · Property Management



APT 2 15 HARBORO ROAD, M33 5AE
£275,000



DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH DIRECT EXTERNAL ACCESS WHICH FORMS PART OF THE PRESTIGIOUS AND HIGHLY SOUGHT AFTER 'ROSELANDS' DEVELOPMENT.

This impressive apartment boasts a stunning open plan living/dining kitchen, master bedroom with a RECENTLY FITTED EN-SUITE SHOWER ROOM and designated parking within a secure gated car park.

The property also has the unique advantage of having external access available from the living room.

Forming part of a quiet and attractive tree lined location within easy walking distance of Brooklands Metrolink and just a short drive to the M60 motorway network. Warmed by gas central heating and double glazing.

In brief the accommodation comprises: Entrance hallway with useful storage cupboard, lounge which is open to a dining kitchen, master bedroom with en-suite shower room, second double bedroom and a well appointed main bathroom. Externally to the rear there is designated parking space within a gated car park. There are also incredibly well maintained and mature communal grounds and visitors parking is available.

Service Charge £184.99 PCM. Ground Rent £97.50 every 6 months. Leasehold 980 years remaining.

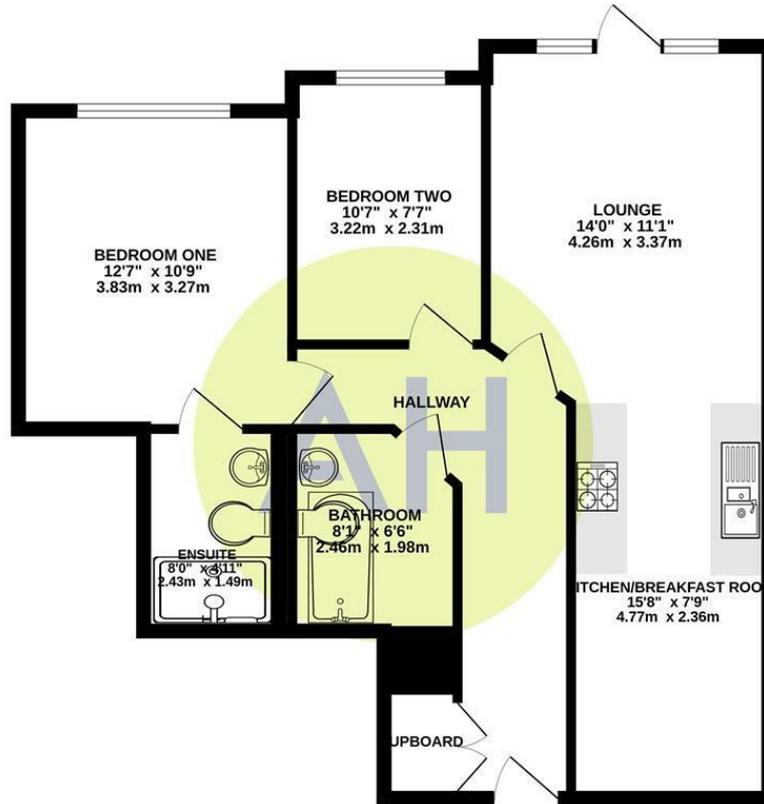
KEY FEATURES

- Two double bed ground floor apartment
- Prestigious tree lined location
- Lounge with direct external access
- Gated and designated parking
- Forming part of the stunning 'Roselands'
- Newly fitted en-suite shower room
- Welcoming entrance hall with storage
- Gas central heating & double glazing





GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA - 695 sq.ft. (64.6 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		80	80
(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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