



Apt 10, The Courtyard, 1 Roseville Mews

Sale

Offers Over £265,000

**GASCOIGNE
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THE AREA'S LEADING ESTATE AGENCY



Apartment 10

The Courtyard, Sale

Spacious 2-bed flat in gated development near Sale centre. Modern open-plan living, lift access, parking, no chain. Ideal for first-time buyers, downsizers, or investors.

Council Tax band: D

Tenure: Leasehold

- Two Large Bedrooms
- Gated Development with allocated parking
- convenient location close to sale town centre
- Lift access to all floors
- Large living room with modern open kitchen
- No Onward Chain



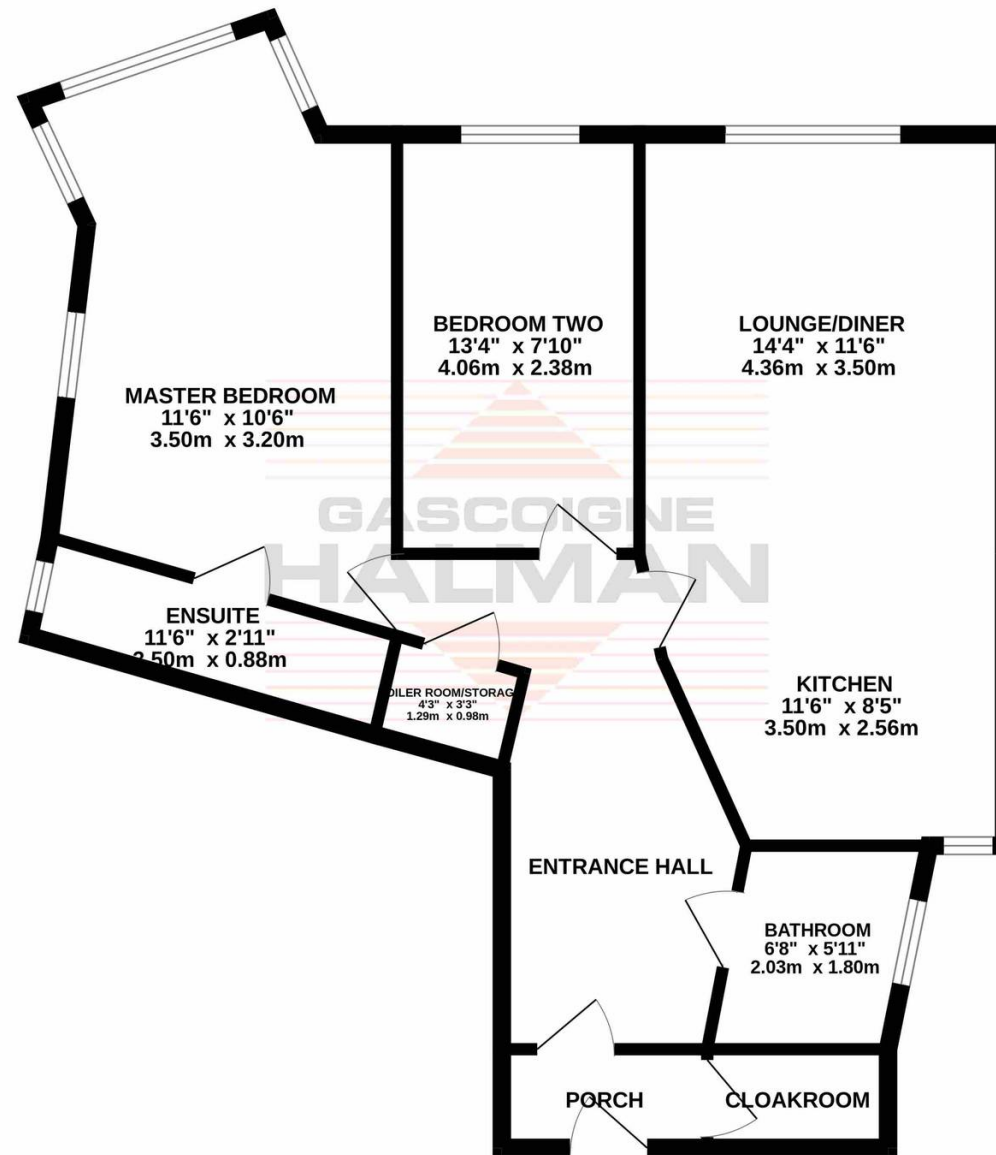
Apartment 10

The Courtyard, Sale

Set within a desirable gated development with allocated parking, this spacious two-bedroom flat offers a wonderful combination of modern style and every-day convenience. Located just moments from Sale town centre, the property benefits from excellent local amenities and transport links. Inside, a welcoming hallway leads to a generously proportioned living room, which is flooded with natural light and seamlessly connects to a contemporary open-plan kitchen, complete with sleek cabinetry and integrated appliances. Both bedrooms are impressively sized, providing ample space for relaxation or home working, while the well-appointed bathroom features quality fittings and a clean, modern finish. The property is situated on an upper floor, easily accessible via a lift serving all levels, ensuring comfort and practicality for residents and guests alike. Thoughtfully designed for flexible living, this attractive flat is offered with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors seeking a move-in-ready home in a prime location.



GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



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