



Flat 2, 1 Harboro Grove, Sale

Sale

£225,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY







## Flat 2

1 Harboro Grove, Sale

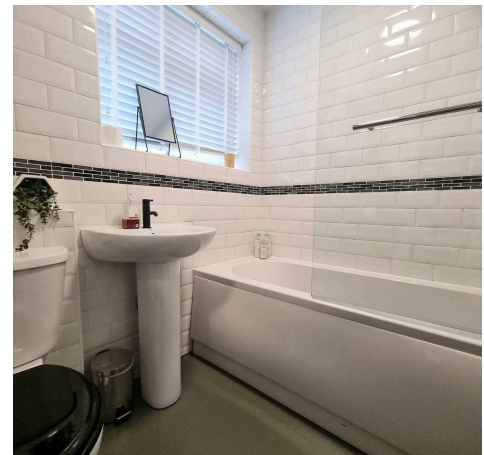
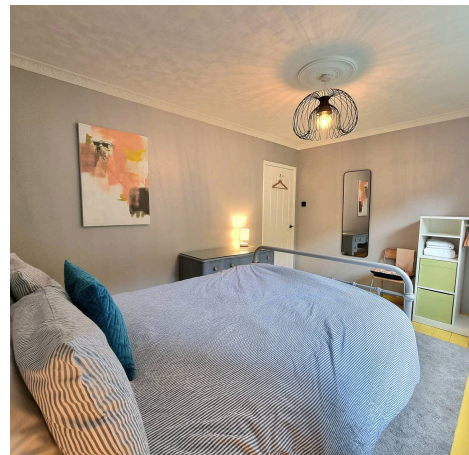
A beautifully arranged ground floor apartment featuring two double bedrooms, located in a tranquil cul-de-sac. It is conveniently accessible from Brooklands Metrolink and Sale Town Centre. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Large Living Dining Area
- Ground Floor Apartment
- Popular development close to the heart of sale
- Two Large Double Bedrooms
- Within Convenient Reach of Brooklands Metrolink and Local Amenities
- Spacious Living/ Dining Area





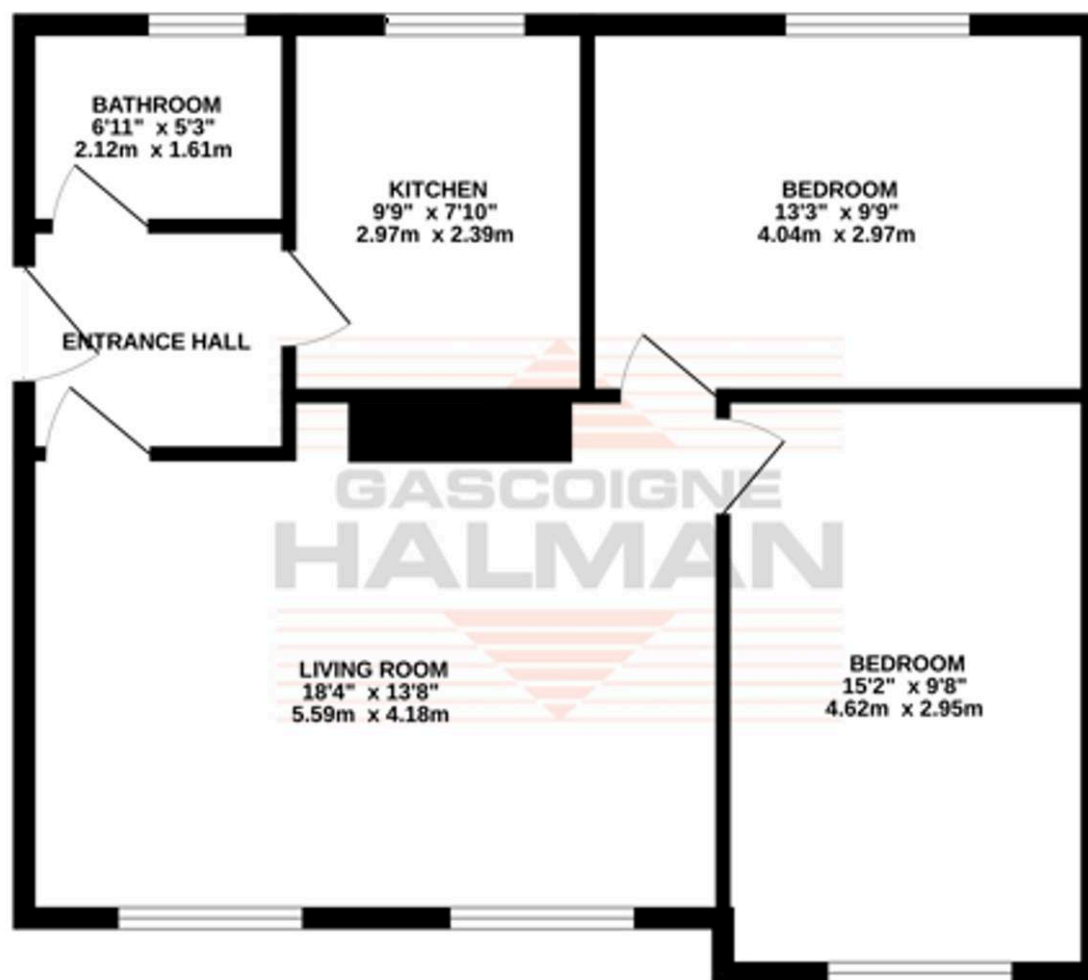
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1 Harboro Grove, Sale

Nestled in a tranquil cul-de-sac on Harboro Grove, Sale, this well-maintained ground floor apartment presents a comfortable and convenient living environment. The property boasts two generously proportioned double bedrooms and a spacious living and dining area, perfect for both relaxation and entertaining, along with a separate kitchen equipped with integrated appliances and both base and eye-level units. Completing the accommodation is a modern bathroom, which offers a practical yet stylish home atmosphere. Conveniently located within close proximity to Brooklands Metrolink and a range of local amenities, this apartment merges accessibility with a serene setting. It is an ideal choice for first-time buyers or individuals looking for a low-maintenance residence.



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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