

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**Entrance Hall**  
18'5" x 4'0"  
5.62 x 1.24 m

**Bedroom**  
8'9" x 9'10"  
2.68 x 3.01 m

**Bathroom**  
5'6" x 7'10"  
1.69 x 2.40 m

**Open Plan Kitchen/Living/Dining**  
12'1" x 13'11"  
3.69 x 4.26 m

**Balcony**  
5'6" x 14'9"  
1.68 x 4.52 m

Approximate total area<sup>®</sup>  
424.17 ft<sup>2</sup>  
39.41 m<sup>2</sup>

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Directions

## Contact

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12 Flixton Road  
Manchester  
M41 5ND

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**Apartment 48**  
**Eden Square 12**  
**Flixton Road**  
**Urmston**  
**Manchester**

£135,000  
 Leasehold



**\*A WELL PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT\*** Popular and convenient development in the heart of Urmston Town Centre. Open plan kitchen/living/dining space. Well appointed bathroom with shower. Lift access to all floors. Electric heating system. Good sized balcony. Residents parking available. Must be viewed to be appreciated. Virtual Tour Available.

**Entrance Hall**

With laminate flooring. Storage cupboard off where the water cylinder is located along with plumbing for a washer.

**Double Bedroom**

With a double glazed picture window, range of fitted wardrobes and wall mounted electric radiator.

**Bathroom**

With a three piece coloured suit comprising panelled bath, wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Chrome ladder radiator, shaver point and mirror fitment. Tiled areas.

**Open Plan Kitchen/Living/Dining Space**

The kitchen area is fitted with a one and a half bowl stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Laminate flooring. Electric fire. A double glazed sliding patio door leads out to:

**Balcony**

With artificial grass and outlook over the shopping precinct.

**Additional Information**

Residents and guest parking available.

The tenure of the property is LEASEHOLD for the residue of 150 years from 01/01/2009. A ground rent is payable of £250 per annum. A service charge is payable of £135 pcm.



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	

