



St Clement Court, 9 Manor Avenue  
Urmston  
M41 9JE



Apartment 6 St Clement  
Court 9 Manor Avenue  
Urmston  
Manchester  
M41 9JE



£250,000

\*A TWO DOUBLE BEDROOM  
GROUND FLOOR RETIREMENT  
APARTMENT\* Well positioned within  
the development. Adjacent to the  
facilities available within Urmston Town  
Centre. Hall with storage off. Shower  
room/WC, Living/Dining room. Kitchen  
with oven and hob and two excellent  
bedrooms. Electric heating system  
and double glazing. Door from the  
living room to the apartment's own  
outside patio area. Communal lounge,  
laundry room, gardens and house  
manager in situ. Guest suite for  
visitors. Must be viewed to be  
appreciated. No ongoing vendor chain.  
Lift to all floors. Over 60 age group (If  
purchasing jointly - one purchaser can  
be age 55+). Constructed by  
McCarthy & Stone (Developments) Ltd  
- circa 2004.

### Entrance Hall

With an electric storage heater. Substantial storage area off where the services meters are located etc.

### Shower Room/WC

With a walk-in shower, low level WC and wash hand basin with storage space below. Tiled decor, extractor fan and wall heater.

### Lounge/Dining Room

With an electric storage radiator, a coal effect fire set within a feature fireplace and a double glazed door with a fixed side panel to the apartments own patio area beyond which are the communal gardens and grounds. Double doors to:

### Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, double glazed window and space for appliances. 'Dimplex' wall heater.

### Bedroom (1)

With an electric storage heater and a double glazed picture window. Range of fitted wardrobes and storage space with mirror fronted doors.

### Bedroom (2)

With a double glazed window. Fitted wardrobe and storage space.

### Outside

The development stands within pleasant, well tended communal grounds that incorporate parking areas for residents only and a sitting area for residents.

The apartment benefits from direct access from the lounge/dining room to it's own patio area beyond which are the well maintained communal gardens.

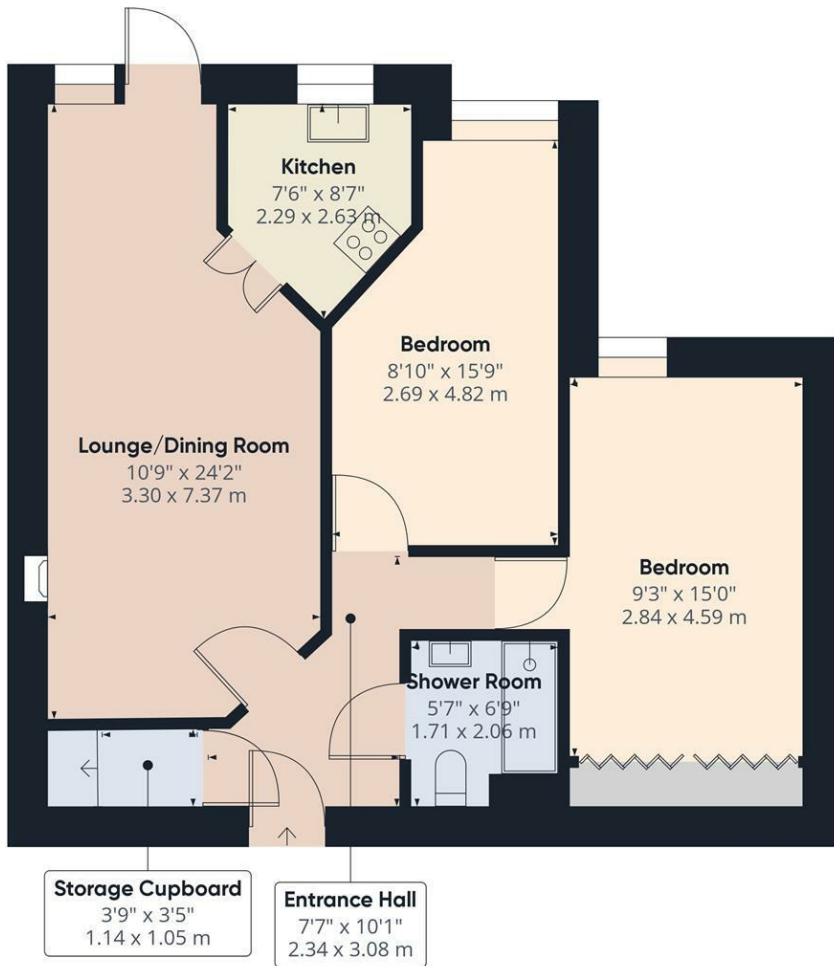
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/04/2004, subject to a ground rent of £230 per 6 months. A service charge is payable of £1600 payable every 6 months.

### Development Features

CCTV, door entry and alarm systems in situ. Security and fire protection system. 24 Hour emergency call system. Economy 7 electric heating. Residents lounge, laundry room and guest suite within the development.



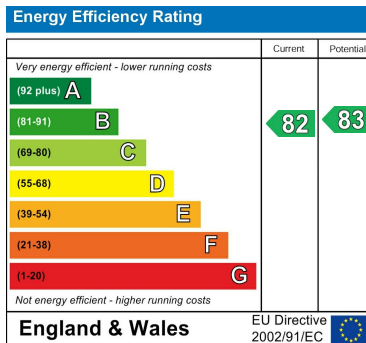


Approximate total area<sup>(1)</sup>  
693.63 ft<sup>2</sup>  
64.44 m<sup>2</sup>

(1) 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.

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