



St Clement Court, 9 Manor Avenue
Urmston
M41 9JE

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Apartment 49 St Clement
Court 9 Manor Avenue
Urmston
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£149,950

*A WELL PRESENTED ONE DOUBLE
BEDROOM RETIREMENT APARTMENT*
Well positioned within the development
on the top floor (Third). Specifically for
persons aged 60 and above. Situated
adjacent to the facilities available within
Urmston Town Centre. Hall with storage
off. Well appointed shower room/WC.
Good sized lounge/dining room. Fitted
kitchen with oven and hob. Electric
heating system and double glazing.
Communal lounge, laundry room and
gardens with seating area. House
manager in situ. Guest suite for visitors.
Must be viewed to be appreciated. No
ongoing vendor chain. Lift to all floors.
Constructed by McCarthy & Stone
(Developments) Ltd - circa 2004.

Entrance Hall

With an electric storage heater. Door
off to a substantial cloaks/storage area.

Lounge/Dining Room

With an electric storage heater and a
double glazed corner window. Double
doors to:

Kitchen

With a single drainer stainless steel
sink unit and a good range of base and
wall cupboard units and working
surfaces incorporating a combined
microwave oven, hob and extractor.
Double glazed window, space for
fridge/freezer and a dimplex heater.

Bedroom (1)

With an electric storage heater and a
double glazed window with secondary
glazed unit.. Good range of mirror
fronted fitted wardrobes with a fitted
dressing table unit.

Shower Room

With a large, walk-in shower
compartment, wash hand basin and
low level WC. Tiled decor, wall heater
and an extractor fan.



Outside

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

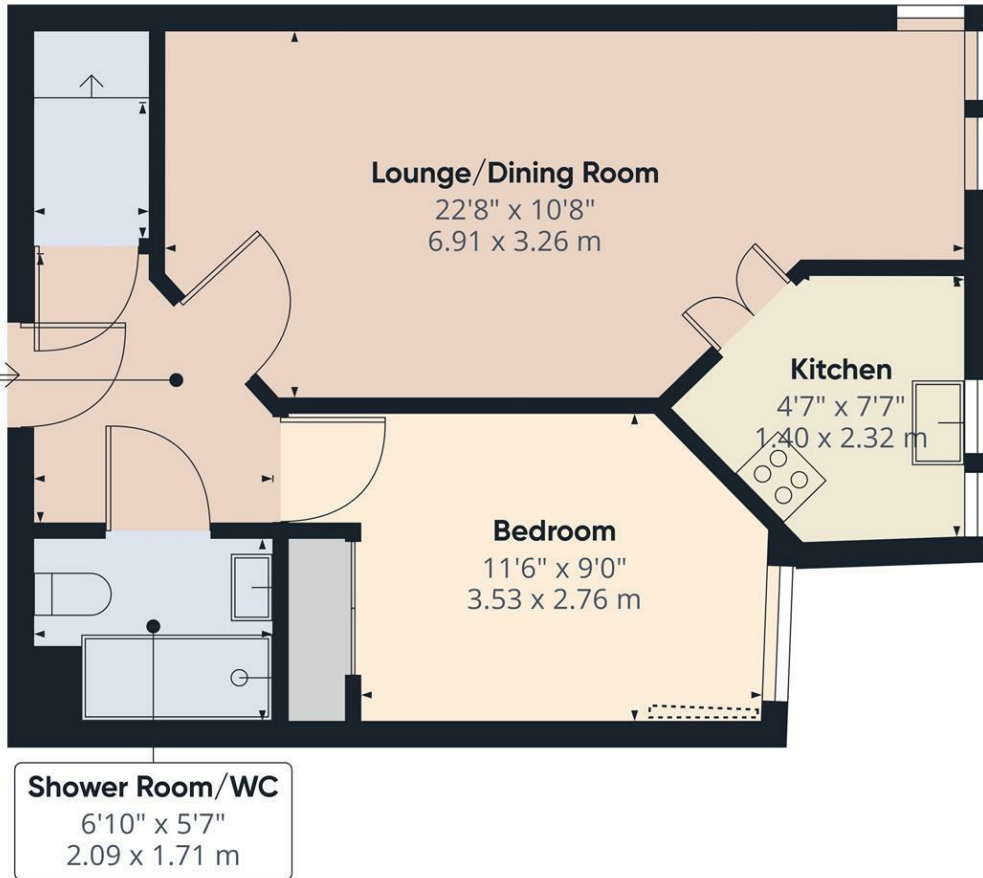
Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years, from 01/04/2004. A service charge is payable of £1087.52 per half year. A ground rent of £197.50 is payable every six months.



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⁽¹⁾

481.79 ft²
44.76 m²

Reduced headroom

1.01 ft²
0.09 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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