



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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St Clement Court, 9 Manor Avenue
Urmston
M41 9JE

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Apartment 41 St Clement
Court 9 Manor Avenue
Urmston
Manchester
M41 9JE



£153,000

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. Recently redecorated throughout and carpets cleaned.

Entrance Hall

With a door off to a substantial cloaks/storage area.

Lounge/Dining Room

With an electric storage heater and a double glazed window with shutters. Feature fireplace. 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 shutters.. Good range of mirror fronted fitted wardrobes with additional storage adjacent.

Shower Room

With a large, walk-in shower compartment, wash hand basin with storage space below and low level WC. Tiled decor, wall heater and an extractor fan. Chrome ladder radiator, mirror fitment and medicine cabinet.

Outside

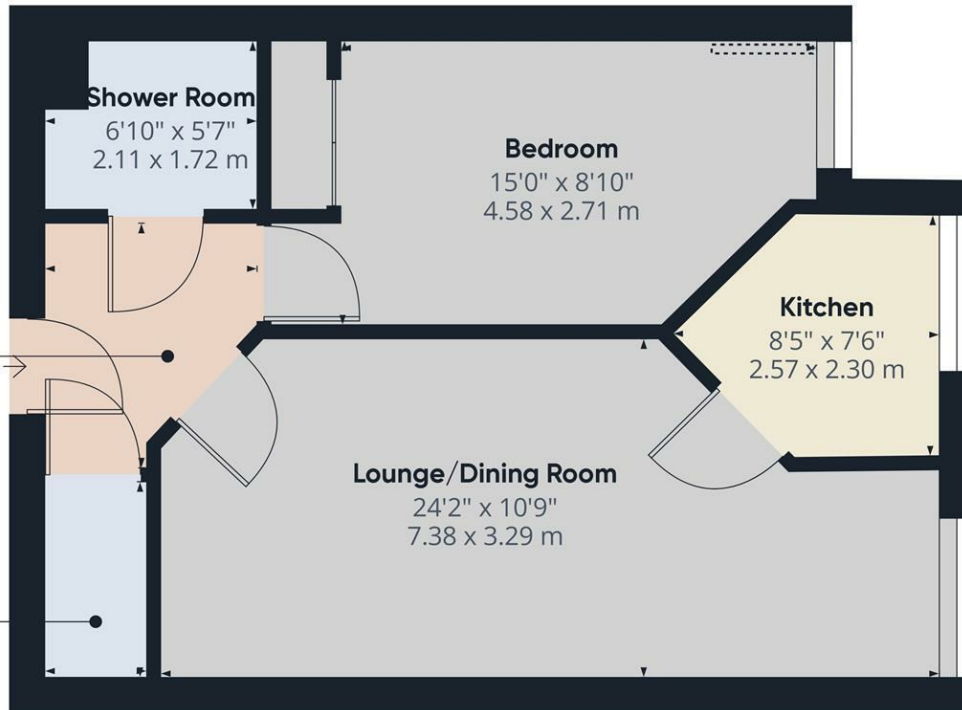
The development stands within pleasant, well tended communal grounds that incorporate parking areas and a sitting area for residents.

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⁾

527.38 ft²
49 m²

Reduced headroom

0.98 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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