



St Clement Court, 9 Manor Avenue  
Urmston  
M41 9JE

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Apartment 32 St Clement  
Court, 9 Manor Avenue  
Urmston  
M41 9JE



### Entrance Hall

Door off to a substantial cloaks/storage area.

### Lounge/Dining Room

With an electric radiator and double glazed windows to two elevations. A coal effect fire is set within a feature fireplace.

### 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. Double glazed window, a dimplex heater and tiled areas. Plumbing for a washer.

### Bedroom (1)

With an electric radiator and a double glazed window. Good range of mirror fronted fitted wardrobes.

### Shower Room

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

### 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.

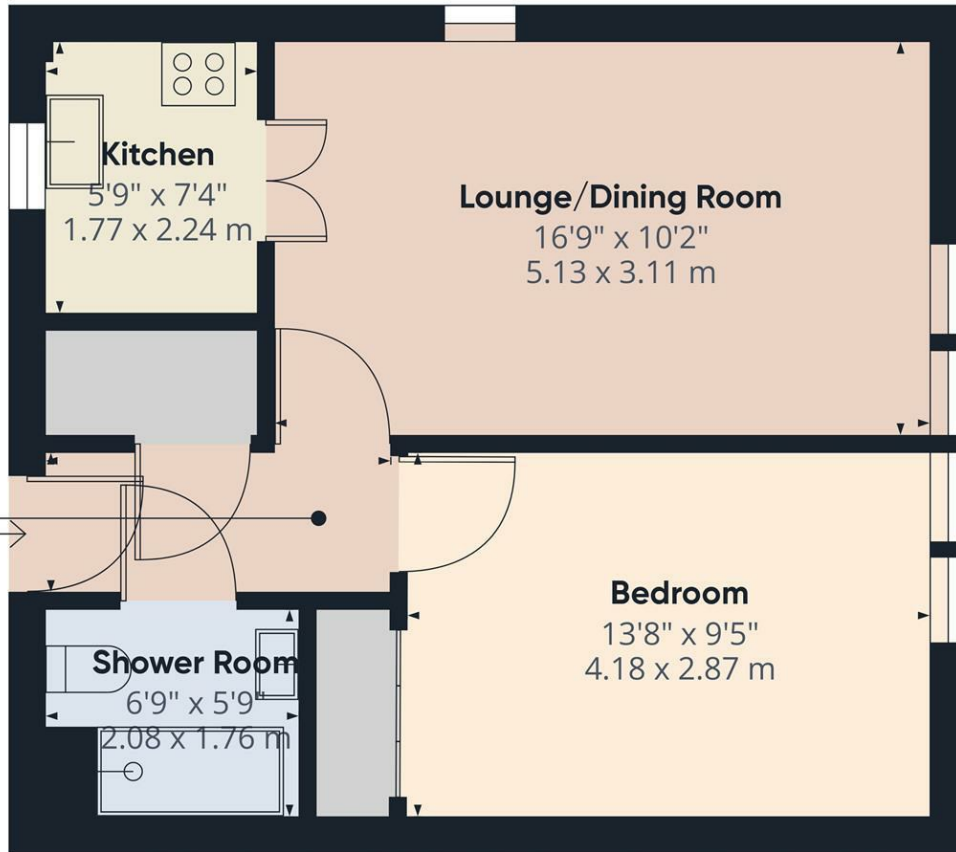
CCTV, door entry and alarm systems in situ. Security and fire protection system. 24 hour emergency call system. Economy 7 electric heating. Residents' Lounge, laundry room and guest suite within the development.

£150,000

\*A ONE DOUBLE BEDROOM RETIREMENT APARTMENT\* Well positioned within the development on the second floor. 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.





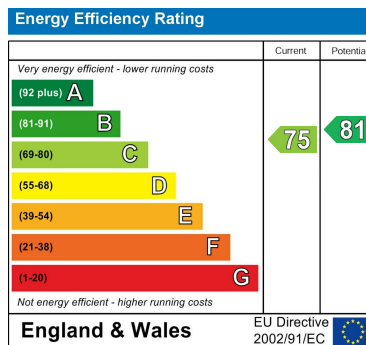


Approximate total area<sup>(1)</sup>  
452.85 ft<sup>2</sup>  
42.07 m<sup>2</sup>

(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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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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