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**Harcourt Close**  
Urmston  
M41 9NB



**20 Harcourt  
Close  
Urmston  
M41 9NB**

£195,000



**\*A TWO BEDROOM SECOND FLOOR FLAT\*** Southerly rear aspect over Urmston Meadows. Presented in immaculate order right through. Good sized lounge/dining room. Well appointed bathroom with shower. Kitchen with modern units. Individually controlled electric heaters. Service charge only £80 per calendar month (As at 17/5/2024). Well tended communal grounds with parking areas. Ideal for first time buyer, downsizer or buy-to- investor. Must be viewed to be appreciated. Virtual Tour Available.

**Entrance Hall**

With laminate flooring. Substantial cloaks/storage cupboard off.

**Lounge/Dining Room**

With two electric heaters, double glazed windows to two elevations and laminate flooring. Folding doors provide access to :

**Kitchen**

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working services. Space for appliances with plumbing for an automatic washing machine provided. Tiled areas, double glazed window, extractor fan and cooker hood.

**Bedroom (1)**

With an electric heater and a double glazed window. Good range of fitted wardrobes and storage space.

**Bedroom (2)**

With an electric heater and a double glazed window. Storage cupboard.

**Bathroom**

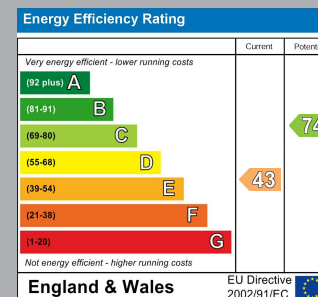
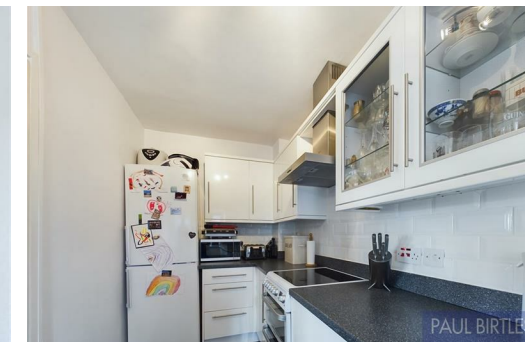
With a white suite comprising panelled bath, wash hand basin with storage below and a low level WC. Tiled areas, extractor fan and a cylinder cupboard off. Over the bath shower with an anti-splash screen fitted.

**Outside**

The development stands with well ended common grounds that incorporate a gated parking area. Garages are available on a rental basis only, subject to application and availability.

**Additional Information**

A service charge is payable of £80 per calendar month. The tenure of the property is LEASEHOLD for the residue of 999 years, from the 11th June 1982.



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