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Albany Court, Off Moorside Road  
Urmston  
M41 5RH





**24 Albany Court,  
Off Moorside Road  
Urmston  
M41 5RH**

£185,000  
Leasehold



**\*A SPACIOUS TWO BEDROOM SECOND FLOOR FLAT\*** Situated in a popular and highly regarded development for persons aged 55 and above. Electric heating system and double glazing. Excellent sized lounge/dining room. Outside storage facilities. Set within well tended communal grounds. Parking areas for residents and visitors. Positioned adjacent to Urmston Sports Club with a rear aspect over the tennis courts etc. Leasehold for the residue of 125 years from 03/12/1998. No ongoing vendor chain. Must be viewed to be appreciated.

**Entrance Hall**

With a storage heater with a decorative cover. Door entry phone. Storage cupboard off.

**Bathroom**

With a three-piece coloured suite comprising panelled bath, pedestal wash handbasin and low level WC. Heated towel rail. Over the bath shower fitted with a rail and curtain. Extractor fan and tiled areas.

**Bedroom (1)**

With a storage heater with a decorative cover. Double glazed window overlooking the well tended gardens. Range of fitted wardrobe and storage space.

**Bedroom (2)**

With a storage heater with a decorative cover. Double glazed window overlooking the well tended gardens. Built-in storage cupboards.

**Lounge/Dining Room**

With a storage heater with a decorative cover. Double glazed window overlooking the tennis courts etc. Door 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 and hob. Plumbing is provided for an automatic washing machine and there are tiled areas.

**Outside**

The development stands within well tended communal grounds that incorporate parking areas for residents and visitors. Garages are available, subject to application and availability. Storage shed adjacent.

**Additional Information**

A service charge is payable of £80 per calendar month. (£960 per annum) The tenure of the property is leasehold for the residue of 125 years from 03/12/1998.

**About The Development**

Albany Court is a development of 42 one and two bedroom departments occupying an enviable position adjacent to Urmston Sports Club, just off Moorside Road. The development is conveniently situated for access to the facilities available within Urmston town centre. Door entry system is installed.



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

