



St Clement Court, 9 Manor Avenue
Urmston
M41 9JE



Apartment 6 St Clement
Court 9 Manor Avenue
Urmston
Manchester
M41 9JE



£240,000

*A TWO DOUBLE BEDROOM
GROUND FLOOR RETIREMENT
APARTMENT* Well positioned within
the development. Adjacent to the
facilities available within Urmston Town
Centre. Hall with storage off. Shower
room/WC, Living/Dining room. Kitchen
with oven and hob and two excellent
bedrooms. Electric heating system
and double glazing. Door from the
living room to the apartment's own
outside patio area. Communal lounge,
laundry room, gardens and house
manager in situ. Guest suite for
visitors. Must be viewed to be
appreciated. No ongoing vendor chain.
Lift to all floors. Over 60 age group (If
purchasing jointly - one purchaser can
be age 55+). Constructed by
McCarthy & Stone (Developments) Ltd
- circa 2004.

Entrance Hall

With an electric storage heater. Substantial storage area off where the services meters are located etc.

Shower Room/WC

With a walk-in shower, low level WC and wash hand basin with storage space below. Tiled decor, extractor fan and wall heater.

Lounge/Dining Room

With an electric storage radiator, a coal effect fire set within a feature fireplace and a double glazed door with a fixed side panel to the apartments own patio area beyond which are the communal gardens and grounds. Double doors 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, hob and extractor. Tiled areas, double glazed window and space for appliances. 'Dimplex' wall heater.

Bedroom (1)

With an electric storage heater and a double glazed picture window. Range of fitted wardrobes and storage space with mirror fronted doors.

Bedroom (2)

With a double glazed window. Fitted wardrobe and storage space.

Outside

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

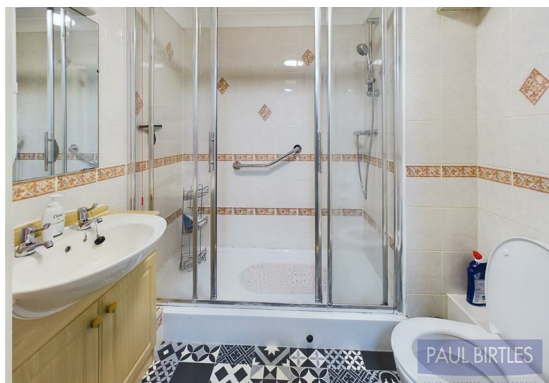
The apartment benefits from direct access from the lounge/dining room to it's own patio area beyond which are the well maintained communal gardens.

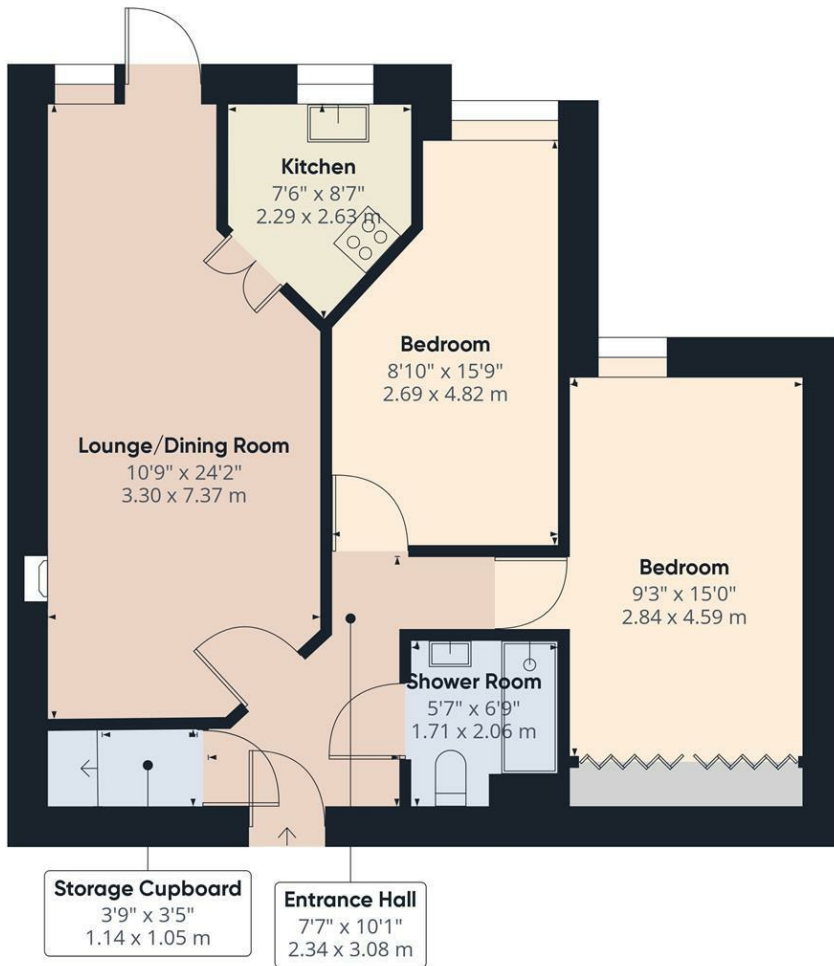
Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/04/2004, subject to a ground rent of £230 per 6 months. A service charge is payable of £1600 payable every 6 months.

Development Features

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.



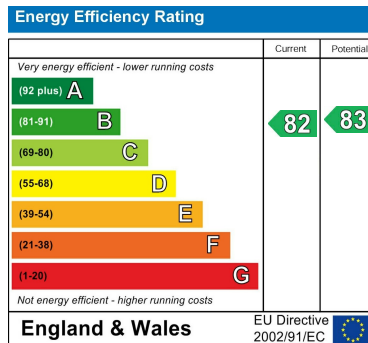


Approximate total area⁽¹⁾
693.63 ft²
64.44 m²

(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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