



**St Clement Court, 9 Manor Avenue**  
Urmston  
M41 9JE

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



Apartment 27 St Clement  
Court 9 Manor Avenue  
Urmston  
Manchester  
M41 9JE



£155,000

**\*A WELL PRESENTED, ONE DOUBLE BEDROOM RETIREMENT APARTMENT\***  
Well positioned within the development, on the first floor, and with views to the communal outside seating area. 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 within the development. House manager in situ. Guest suite for visitors. Must be viewed to be appreciated. No ongoing vendor chain. Lift to all floors. Leasehold for the residue of 125 years from the 1st of April 2004, subject to an annual ground rent of £395. A service charge is payable of £2175.04 per annum.

### Entrance Hall

With a useful storage area off. Dimplex storage heater with decorative cover.

### Lounge/Dining Room

With a Dimplex storage heater with a decorative cover and a double glazed window. 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, space for appliances and double glazed window. Dimplex heater.

### Double Bedroom

With a Dimplex storage heater and a range of fitted wardrobes and storage space with mirror fronted doors. Attractive dual aspect with double glazed windows to two elevations.

### Shower Room/WC

With a walk-in shower area, a wash handbasin with storage below and low level WC. Tiled decor, extractor fan and a Dimplex heater. Mirror fitment with shaver point and light adjacent.

### Outside

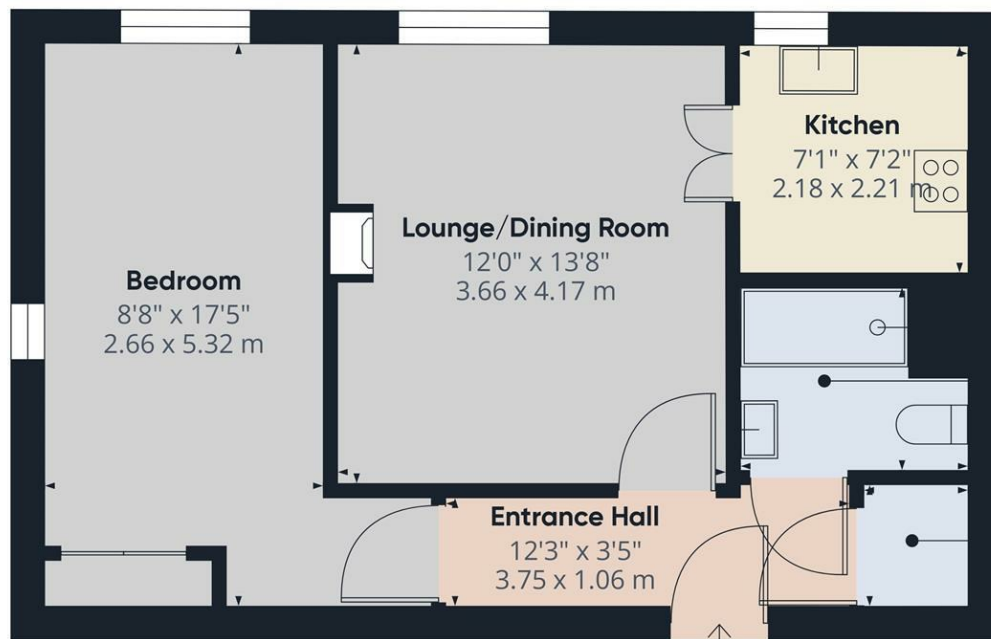
The development stands within pleasant, well tended communal grounds that incorporate parking areas for residents only and a sitting area for residents.

### 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<sup>(1)</sup>  
474.69 ft<sup>2</sup>  
44.1 m<sup>2</sup>

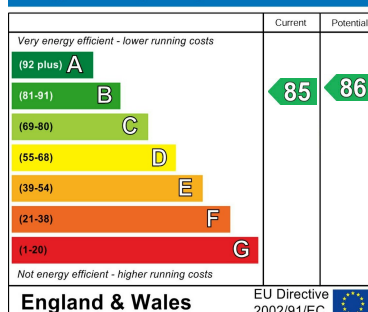
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### Energy Efficiency Rating



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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