

Apt 4 The Park, 855 Chester Road
Stretford
M32 0US

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 4, 855, The
Park Chester Road
Stretford
M32 0US



Offers Over £160,000

NO ONGOING VENDOR CHAIN A two bedroom ground floor flat. Open plan kitchen/dining/living room. Gas central heating system-combination boiler. Double glazed windows. Well appointed bathroom with shower. Set within communal grounds with parking facilities. Conveniently situated for local communities. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Hall

With a radiator and a useful cupboard off where the combination gas central heating boiler is located.

Open Plan Lounge/kitchen/Diner

With a double glazed window to the front, two radiators and laminate flooring right through. The kitchen area is well fitted with a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, plumbed-in washing machine and fridge freezer. There's a single drainer stainless steel sink unit with a mixer tap. Tiled areas. Breakfast bar facility.

Bedroom (1)

With a radiator and a double glazed window to the front. Doors off to the entrance hall and bathroom.

Bedroom (2)

With a radiator and a double glazed window to the side with frosted glass.

Bathroom

With a white suite comprising panelled bath pedestal wash hand basin and low level WC. Separate, walk-in shower compartment, tiled areas and a double glaze window to the side with frosted glass. Shaver point, radiator and an extractor fan.

Outside

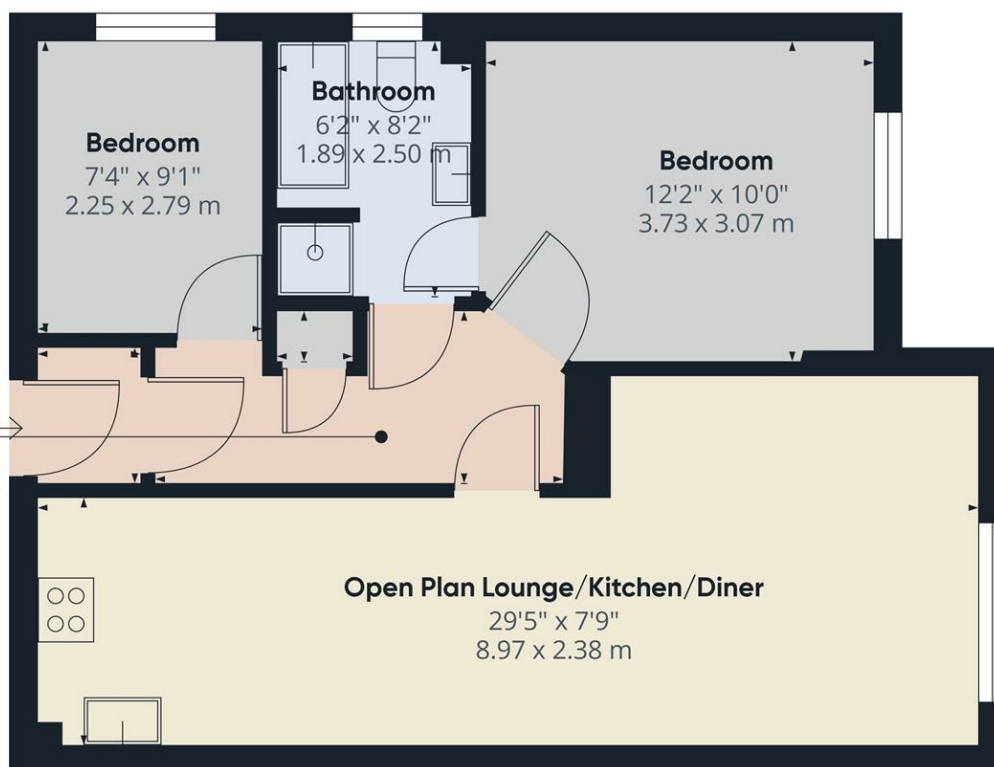
The development stands within communal grounds with parking facilities.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/2001. A ground rent is payable of £50.

There is a service charge payable of £360 per quarter. (£1440 per annum)





Approximate total area⁽¹⁾
588.03 ft²
54.63 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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	

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



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