



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

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

2 Albany Court, Off  
Moorside Road  
Urmston  
Manchester  
M41 5RH



£210,000

**\*A SPACIOUS TWO BEDROOM FIRST 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. Fitted kitchen with built-in oven and hob. Outside storage facilities. Set within well tended communal grounds. Parking areas for residents and visitors. Positioned adjacent to Urmston Sports Club with a southerly rear aspect. Leasehold for the residue of 125 years from the 3/12/1998. Must be viewed to be appreciated. Virtual Tour Available.

### Entrance Hall

With a UPVC entrance door. Door entry phone. Useful storage cupboard off.

### Lounge/Dining Room

With a large double glazed window and an electric radiator.

### Kitchen

With a sink with mixer tap and a good 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 with plumbing provided for an automatic washing machine. Double glazed window.

### Bedroom (1)

With an electric radiator, a double glazed window and a range of fitted wardrobes/storage space.

### Bedroom (2)

With an electric radiator, a double glazed window and a range of fitted wardrobe/storage space.

### Shower Room/WC

With a walk-in shower, wash hand basin with storage below and a low level WC. Tiled areas, extractor fan and a chrome ladder radiator.

### 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 £100 per calendar month. The tenure of the property is Leasehold for the residue of 125 years from 03/12/1998.

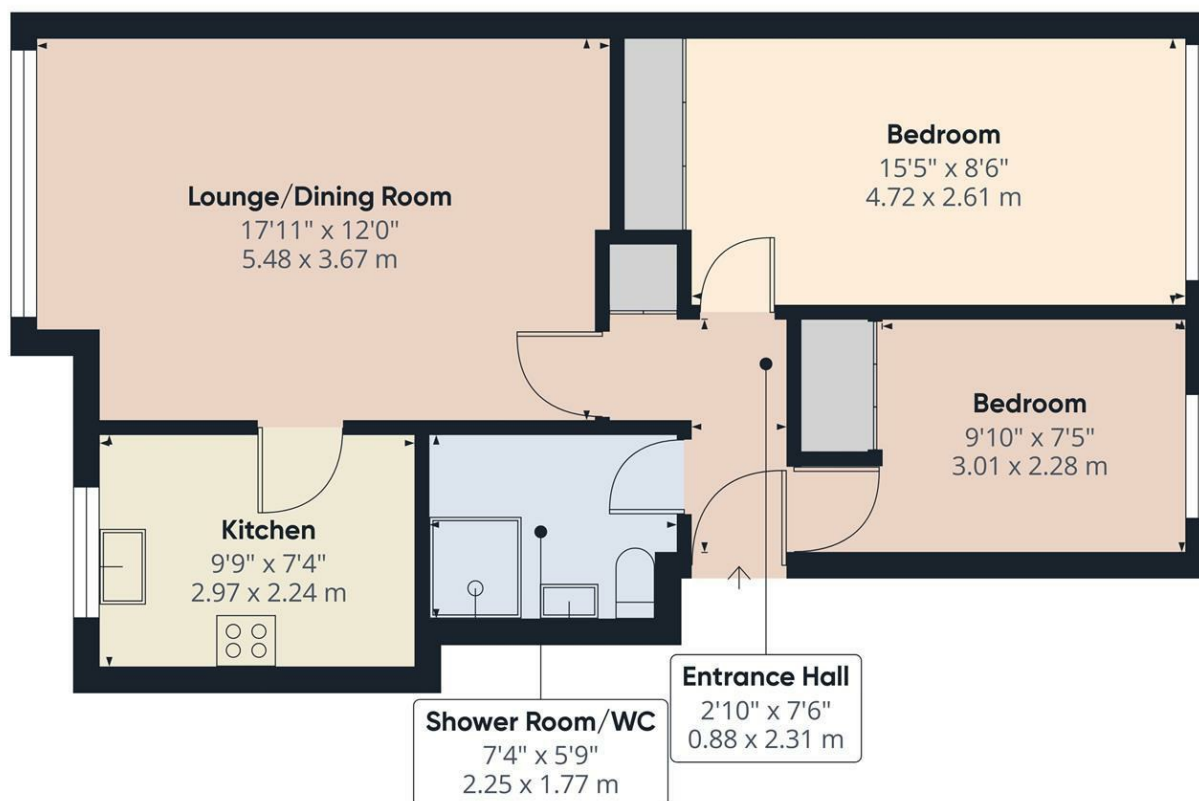
### About The Development

Albany Court is a development of 42 one and two bedroom apartments 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 install installed.



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Approximate total area<sup>(1)</sup>  
592.88 ft<sup>2</sup>  
55.08 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

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 40                      | 59        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

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