



Eden Square, 12 Flixton Road  
Urmston  
M41 5ND

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 31 Eden  
Square, 12 Flixton Road  
Urmston  
Manchester  
M41 5ND



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## Offers In The Region Of £130 000

\*NO ONGOING VENDOR CHAIN\* A one bedroom first floor apartment with a balcony. Superb open plan kitchen/living/dining space. Well appointed bathroom with shower. Electric heating system. Situated adjacent to the many, varied facilities available within Urmston Town Centre. Lift access to all floors. Close to Urmston Train Station that provides easy access to Manchester City Centre. Parking facility available. Virtual Tour Available.

### Open Plan Living/Dining/Kitchen Area

With wood effect flooring right through. The kitchen area is well fitted with a range of base and wall cupboard units and working surfaces that incorporate an oven, hob and extractor. There are two electric heaters. There's a substantial storage cupboard off with a washer/dryer currently in situ. Access to the bathroom off. Breakfast bar facility. A double glazed sliding patio door leads out to:

### Balcony

With outlook over the rear of the development.

### Bedroom

With a double glazed picture window. Dimplex electric heater. Fitted wardrobes.

### Bathroom

With a three piece white suite comprising panelled bath, wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Tiled areas, chrome ladder radiator and mirror fitment.

### Additional Information

Residents and guest parking available.

The tenure of the property is LEASEHOLD for the residue of 150 years from 01/01/2009. A ground rent is payable of £500 per annum. A service charge is payable of £115.98 pcm.







Approximate total area<sup>(1)</sup>

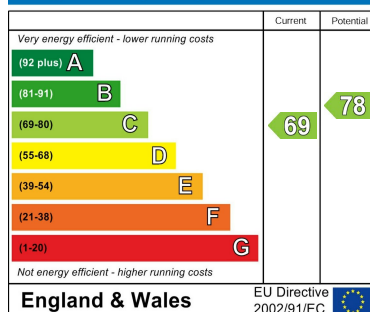
454.08 ft<sup>2</sup>  
42.19 m<sup>2</sup>

(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.

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#### 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.

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

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