



Eden Square, 12 Flixton Road
Urmston
M41 5ND

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 18 Eden
Square 12 Flixton Road
Urmston
Manchester
M41 5ND



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£135,000

NO ONGOING VENDOR CHAIN

A one double bedroom first floor apartment with a west facing balcony overlooking Eden Square. Open plan kitchen/living/dining space. Well appointed refitted shower room. 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. Ideal first time buy or buy-to-let investment.

Entrance Hall

With electric radiator. Laminate flooring. Useful storage cupboard/utility off with plumbing for a washer.

Double Bedroom

With a double glazed picture window to the front elevation. Electric radiator. New carpet (March 2025).

Shower Room

A newly refitted shower room with large walk-in shower enclosure with rainfall mixer tap. Anti splash screen fitted. Low-level WC. Wall hung wash hand basin. Electric contemporary ladder radiator.

Open Plan Kitchen/Living/Dining Space

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Bosch induction Bosch induction hob and oven with extractor above. Laminate flooring. Electric radiator. Sliding patio doors open to:

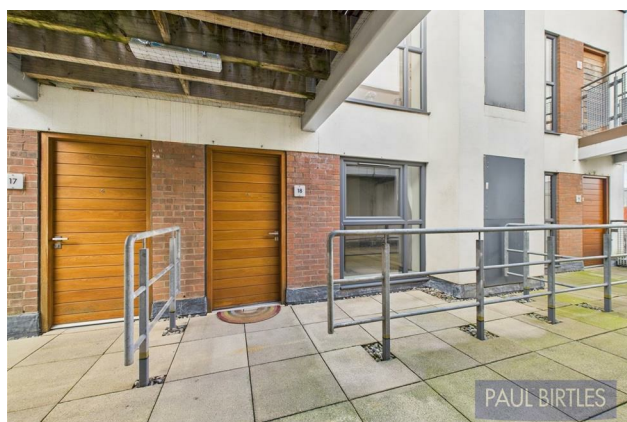
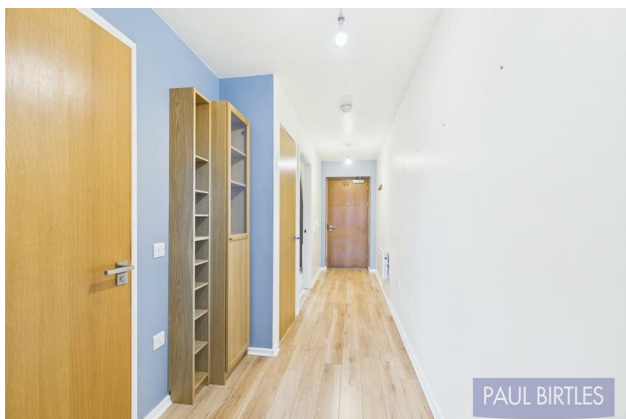
Balcony

West-facing balcony providing excellent outside space with a view over Eden Square.

Additional Information

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. From 01/01/2039 the ground rent increases to £600 for the remainder of the term. A service charge is payable of £115.98 pcm.

Residents and guest parking available.



Open Plan Kitchen/Dining/Living Space

12'0" x 13'8"
3.66 x 4.18 m

Storage/Utility

Entrance Hall

18'0" x 3'11"
5.48 x 1.21 m

Double Bedroom

10'11" x 9'4"
3.34 x 2.85 m

Shower Room

5'8" x 8'0"
1.73 x 2.44 m

Balcony

4'9" x 14'9"
1.45 x 4.51 m

Approximate total area⁽¹⁾

406.99 ft²
37.81 m²

Balconies and terraces

69.21 ft²
6.43 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

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

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