



## Contact

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**Orme Close**  
Urmston  
M41 9RD





\*A ONE BEDROOM FIRST FLOOR FLAT\* A scheme specifically for persons aged 60 or above. Gas central heating system/double glazing. Bathroom/WC. A popular and sought after location. Communal grounds with parking areas. Own ground floor entrance door. Conveniently situated for access to local facilities. Shared ownership arrangement (60%) No ongoing vendor chain. Must be viewed to be appreciated. Virtual tour available.

#### Ground Floor Entrance

With a radiator and stairs leading off to the first floor rooms.

#### Landing

With two substantial storage areas off, one housing the 'Worcester' combination gas central heating boiler. Loft access point for storage.

#### Lounge

With a radiator and a double glazed window overlooking the gardens. Open to:

#### Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces with an electric point for a cooker and plumbing provided for an automatic washing machine. Space for appliances. Double glazed window, tiled areas and a radiator.

#### Bathroom/WC

With a three-piece white suite comprising panelled bath, wash hand basin with storage below and a low-level WC. A shower is installed over the bath and an anti-splash screen is fitted. Attractive tiled decor, double glazed window and a feature radiator. Extractor fan and spotlighting.

#### Outside

The development stands within well tended communal grounds with parking areas for residents and visitors.

#### Additional Information

A service charge is payable of £65.43 per calendar month. There is also a payment of £44.81 per calendar month in respect of the rent payable on the non-owned portion of the property.

The tenure of the property is leasehold for the residue of 99 years from 01/01/1994.

