



New William Close
Partington
M31 4NZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 2
1 New William Close
Partington
Manchester
M31 4NZ



£125,000

NO ONGOING VENDOR CHAIN A well presented two bedroom ground floor flat. Well positioned within the development. Electric heating system. Double glazed windows. Spacious, open plan lounge/dining/ kitchen area. Well appointed shower room/WC. Situated in a purpose-built development constructed circuit 2004. Set with communal grounds with a gated parking facility and a dedicated space for apartment 2. Conveniently situated for local amenities. Must be viewed to be appreciated. EPC rating 'C' Leasehold for the residue of 125 years from 01/08/2004. A service charge is payable of £187.65 per calendar month. A ground rent is payable of £207 per annum. Approx 568 sq ft. Virtual Tour Available.

Entrance Hall

With wood effect flooring, an electric heater and the door entry intercom.

Lounge/Dining/Kitchen Area

With double glazed windows to two elevations and a loft access point. Electric heater, wood effect flooring and opening to the kitchen area with a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Space for appliances with plumbing provided for an automatic washing machine and dishwasher. Tiled areas and wood effect flooring.

Bedroom (1)

With a double glazed window and an electric heater. Loft access point.

Bedroom (2)

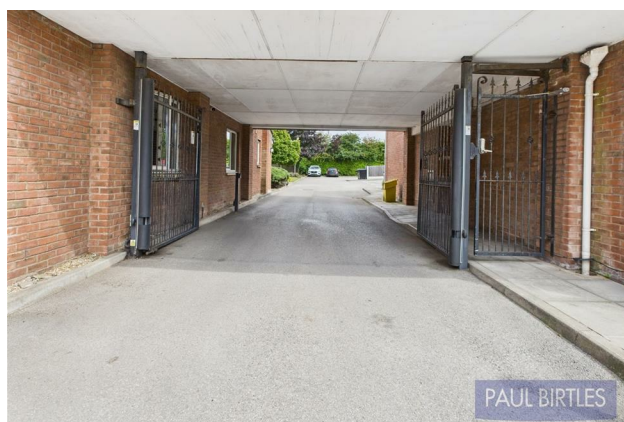
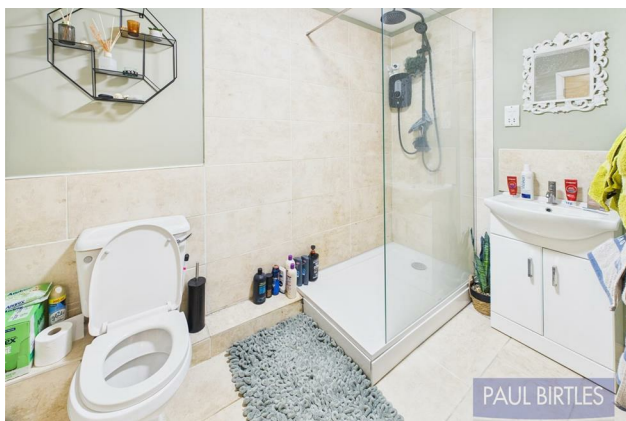
With a double glazed window and an electric heater.

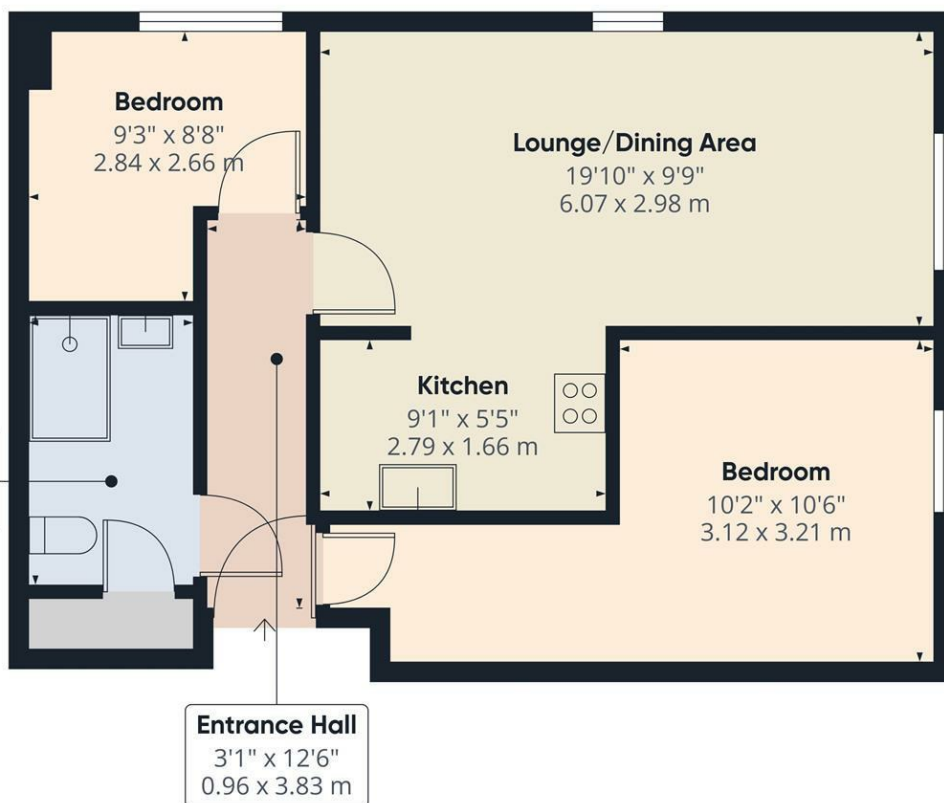
Shower Room/WC

With a walk-in shower, wash hand basin with storage below and a low level WC. Extractor fan, ladder radiator and cupboard off for storage.

Outside

The development is set within communal grounds that incorporate a gated parking area with a dedicated space for apartment 2. There's ample parking for residents and visitors.





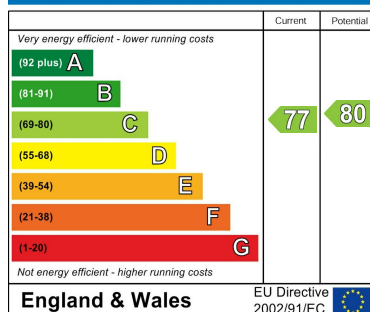
Approximate total area⁽¹⁾
568 ft²
52.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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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