



**New William Close**  
Partington  
M31 4NZ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



**Apartment 2**  
**1 New William Close**  
**Partington**  
**Manchester**  
**M31 4NZ**



### **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**

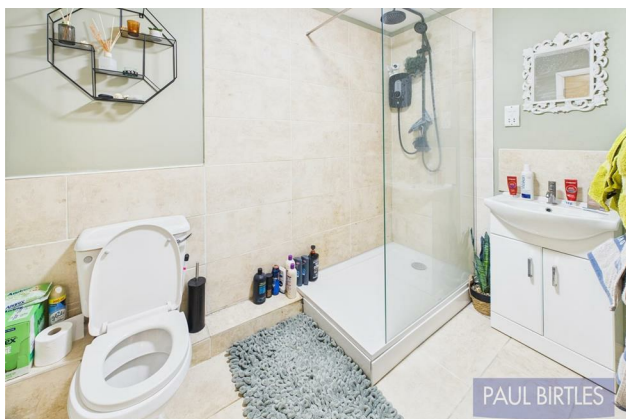
With a walk-in shower, wash hand basin with storage below and a low level WC. Extractor fan, ladder radiator and cupboard off for storage.

### **Outside**

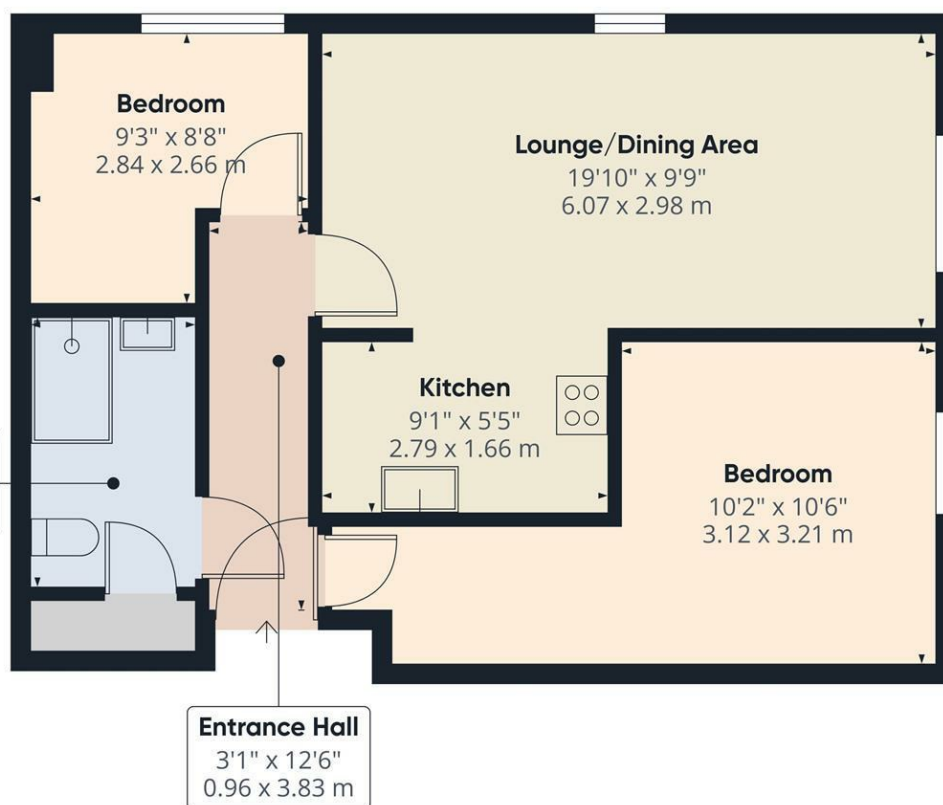
The development is set within communal grounds that incorporate a gated parking area with a dedicated space for apartment 2. There's ample parking for residents and visitors.

**£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 circa 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.







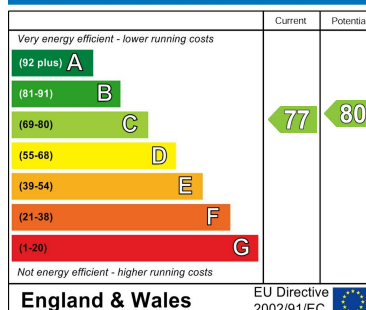
Approximate total area<sup>(1)</sup>  
568 ft<sup>2</sup>  
52.7 m<sup>2</sup>

(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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



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