

Ground Floor



Floor 1

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
639 ft²
59.4 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



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Queens Court, Woodsend Road
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£185,000
Leasehold



NO ONGOING VENDOR CHAIN A spacious two bedroom first floor retirement apartment. Upgraded in recent times to provide move in ready accommodation presented to a high standard. Suitable for persons aged 60 and above. Well positioned within the development. Own entrance door. Bright and airy open plan lounge/kitchen/diner. Beautifully appointed shower room. Useful outside store. Communal gardens and residents parking. Within easy reach of local shops, transport links and local amenities. Virtual Tour Available. Must be viewed to be appreciated. Approx 639 sq ft.

Ground Floor Entrance

With stairs off to the first floor rooms. Storage cupboard off.

Landing

With a loft access point. Radiator.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Fitted wardrobes. Cupboard off with the British gas gas central heating boiler is located.

Bedroom (2)

With a double glazed window to the side elevation. Radiator.

Shower Room/WC

With a corner walk-in shower enclosure, vanity wash hand basin and low-level WC. Chrome ladder radiator. Extractor fan. Contemporary tiling. Spotlighting.

Lounge

With a double glazed windows to the rear overlooking playing fields.

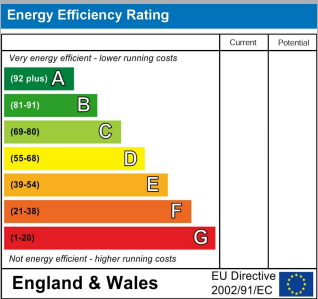
Kitchen/Diner

The kitchen area is well fitted with an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Induction hob with extractor above. Tiled splashbacks. Integrated fridge/freezer and washing machine. Built in oven and grill. Radiator. Double glazed window to the rear elevation.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 28/07/1989.

A ground rent is payable of £284 per annum. A service charge is payable of £152.74 per month.



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