



**Legwood Court, Off Flixton Road**  
Urmston  
M41 5BQ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



6 Legwood Court  
Off Flixton Road  
Urmston  
Trafford  
M41 5BQ



£225,000

**\*NO ONGOING VENDOR CHAIN\*** A well presented two bedroom ground floor apartment. Occupying a most convenient location on the fringe of Urmston Town Centre with all town centre facilities, train station etc, a short walk away. Gas central heating system-combination boiler. Ideally positioned within the development facing the communal gardens. Own entrance door plus garage. Must be viewed to be appreciated. Virtual Tour Available. Approx 608 sq ft.

### Entrance Hall

With an open storage area and doors off to other rooms. Further storage cupboard off offering excellent storage facilities.

### Lounge/Dining Room

With a double glazed bay window to the front elevation. Further double glazed window to the side elevation. Two radiators. Door to:

### Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob and electric oven. Cupboard off housing the 'Main' combination gas central heating boiler. Double glazed window to the rear. Plumbing for a washer and space for fridge/freezer.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator. Fitted wardrobes.

### Bedroom (2)

With a double glazed window to the front. Radiator. Built in wardrobes/storage.

### Shower Room

A good sized shower room with low level WC, pedestal wash hand basin and large shower enclosure. Tiled areas. Double glazed window. Built in storage cupboard. Radiator.

### Outside

Communal gardens and parking areas for residents. There is a useful outside storage cupboard adjacent to the entrance door offering outside storage and where the services meters are located.

### Garage

With an up and over door.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 29/09/1984, subject to an annual ground rent of £35. Our client is in the process of extending the lease for a further 50 years.

A service charge if payable of £225.19 per quarter.



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

753.04 ft<sup>2</sup>

69.96 m<sup>2</sup>

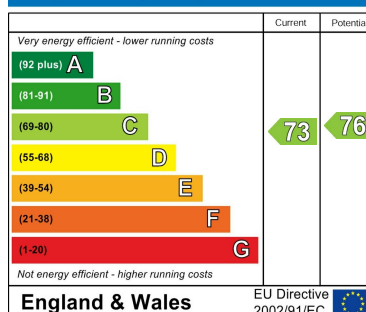
(1) Excluding balconies and terraces

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



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)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT