

## Contact

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**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

**Regents Court, Verdant Lane**  
Eccles  
M30 7QA

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32 Regents Court  
Verdant Lane  
Eccles  
Manchester  
M30 7QA

£130,000  
Leasehold



\*NO ONGOING VENDOR CHAIN\* \*A REALLY GOOD SIZED TWO DOUBLE BEDROOM/TWO BATHROOM SECOND FLOOR FLAT \* Well presented accommodation. Open plan kitchen/living/dining area. En-suite shower room to master bedroom. Gas central heating system – combination boiler. Double glazed windows. A gated development that is set within well tended, communal grounds that incorporate parking areas. Door entry system. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Hall

With a radiator. Very useful storage cupboard off.

Bedroom (1)

With a radiator and a double glazed window. Access to:

En-Suite

With a walk-in shower, wash hand basin and low level WC. Tiled areas. Radiator.

Bedroom (2)

With a radiator and a double glazed window.

Bathroom

With a suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. Radiator. Extractor fan.

Open Plan Kitchen/Living/Dining Space

With two radiators and three double glazed windows. The kitchen area has a single drainer stainless steel sink unit, cupboard space and working surfaces. Tiled areas. Built in oven, hob and extractor.

Outside

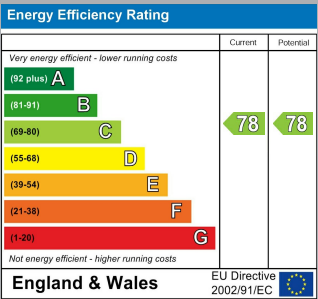
Gated development with communal grounds to incorporate a dedicated parking space. (We are advised that number 37 is allocated to this flat).

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/2006.

A ground rent of £75 is payable per annum. A service charge is payable of £1400 per annum as at 04/11/2025.

Gas safety certificate valid until: 04/12/2025.  
Valid Electrical certificate until 24/11/2028.



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