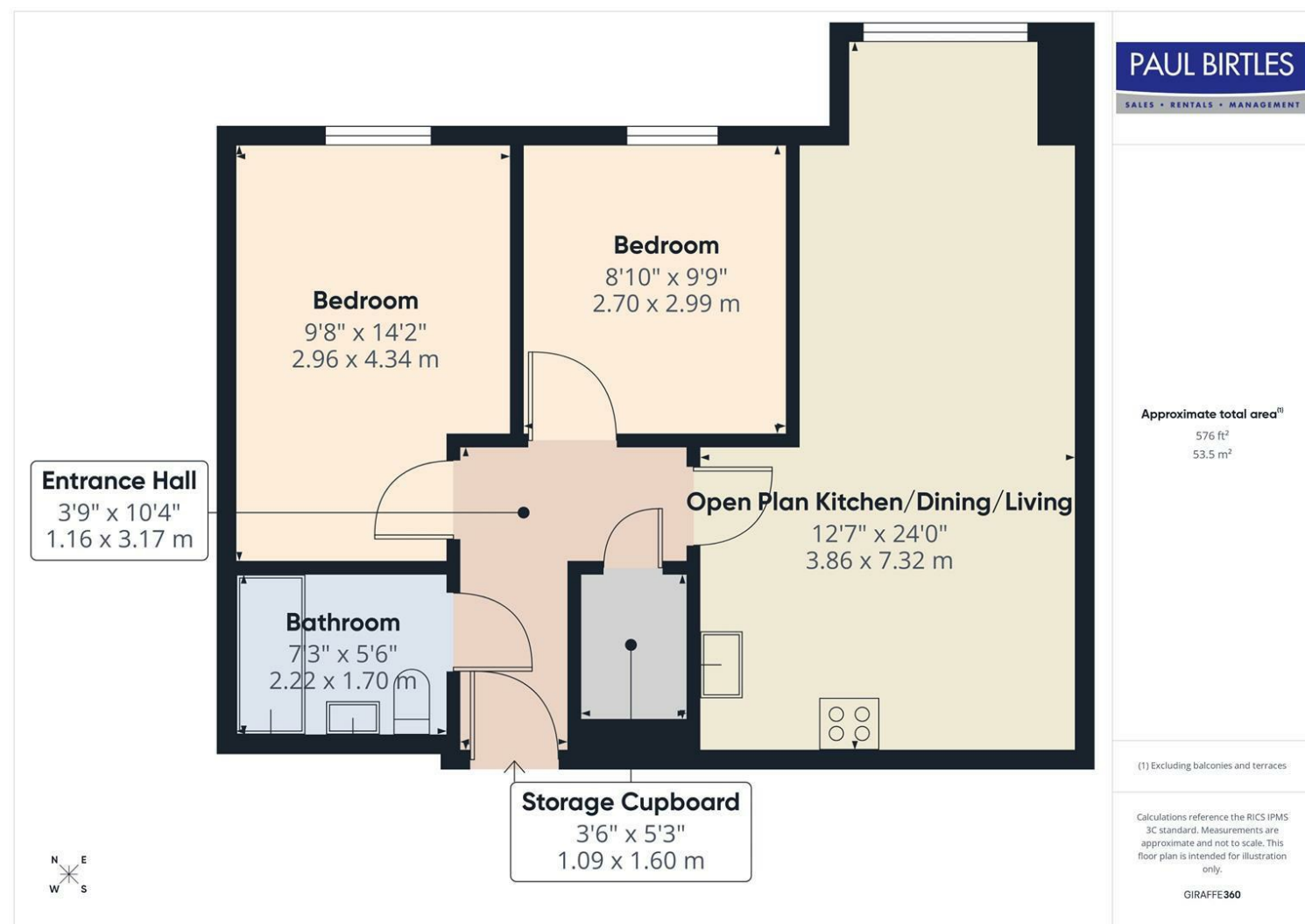




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New Belvedere Close
Stretford
M32 0EG

PAUL BIRTLES
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Apt 5, 1 New
Belvedere Close
Stretford
Manchester
M32 0EG

£165,000
Leasehold



A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT Development constructed 2003. Approx 576 sq ft. Electric heating system and double glazing. Occupying a most convenient location within walking distance of Stretford Mall and Stretford Metrolink station. Open plan kitchen/living/dining area. Bathroom/WC with shower. Fitted kitchen area with built in oven and hob. Car park with dedicated space. Must be viewed to be appreciated. Leasehold for the residue of 250 from 01/01/2003.

Entrance Hall

With storage heater, laminate flooring and doors off to all rooms. Really useful storage cupboard off where the water cylinder is located.

Bedroom (1)

With a double glazed window, laminate flooring and electric heater.

Bedroom (2)

With a double glazed window, electric radiator and laminate flooring.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Shower installed over the bath with a rail and curtain fitted. Chrome electric radiator.

Open Plan Living/Dining/Kitchen

With a double glazed window, laminate flooring and storage heater. The kitchen is fitted with a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Electric hob, built in oven with extractor canopy. Tiled splashbacks. Plumbing for a washer.

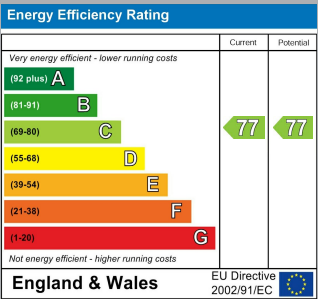
Outside

One car parking space allocated per apartment with visitor bays available.

Additional Information

We are advised by the vendor that the current service charge is £1250 per annum. A ground rent is payable of £125 per annum.

The tenure of the property is LEASEHOLD for the residue of 250 years from 01/01/2003.



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