



**Guide price £169,950**

**TENURE : LEASEHOLD**

**Queens Court, Woodsend Road, Flixton M41**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Ground Rent :- 284.60PA**

**Service Charge :- 1592.60**

**Leasehold term 125 Years**

**Council tax band B**

**No vendor chain**

**Over 60's complex**

**Trading Places Estate Agents**  
42 Flixton Road , Urmston, Manchester, M41 5AB  
mark@tradingplacesurmston.co.uk | 01617470022  
Website: <https://www.tradingplaces.co.uk/>

**TRADING PLACES**

**\*\*NO ONWARD CHAIN\*\*** - TRADING PLACES ESTATE AGENTS are pleased to offer this well presented GROUND FLOOR apartment benefiting from a gas central heating system and uPVC double glazing. Located in a popular Flixton residential development for persons aged 60 and over, the attractive accommodation comprises; Private entrance door opening into hallway with a useful storage cupboard, a good sized bay fronted living room with separate dining area, a double bedroom with fitted wardrobes with access to large understairs storage, there is a second bedroom with a wardrobe that could be used as a study or hobby room, a fitted kitchen, and a three piece shower room. The Queens Court development is set within communal grounds which incorporate gardens, parking areas and There is also a secure outside storage cupboard. Situated close to a range of popular amenities, including shops, parks and transport links. An internal inspection is essential and early viewings are required to avoid disappointment.

### **Making offers on Trading Places Houses**

**Your offer needs to be in writing to the below email with your position and any necessary supporting documents.**

Phone lines are open Monday 9am – 5.30pm, Saturday 9 – 4pm and Sunday 11-3pm should you have any questions.

0161 747 0022 (**option 1 calls all branches**) email [Chloe@tradingplacesurmston.co.uk](mailto:Chloe@tradingplacesurmston.co.uk) with all offers

All offers need to be accompanied with proof of funds

1. ID showing full names of all parties purchasing (including middle names)
2. Please confirm your current situation again (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
3. Timescales (if you are bound by a date you need to complete a sale by)
4. Proof of deposit (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash
6. Solicitors details (most won't have yet but if you have please supply)

Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.