



**Offers over £199,950**

**TENURE : LEASEHOLD**

**Bowers Avenue, Davyhulme, M41**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**121 Years left on the lease**

**Ground rent £40 PCM**

**Service charge £110 PCM**

**Council tax band B**

**Can be sold with tenant or vacant**

**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 for sale this beautifully presented 670SQFT GROUND FLOOR TWO BEDROOM apartment. This property is just five minutes walk to Trafford General Hospital and approached via the ever popular tree lined Bowers Avenue. This apartment is exceptionally spacious and was originally built as doctors quarters. A secure communal entrance door provides access into the communal development hallway. In brief, the accommodation comprises; a large welcoming entrance hallway, 16ft living room, two double bedrooms, a modern kitchen and a shower room alongside a separate WC. This development contains just four apartment and is ideally located for the Trafford Centre, local bus routes and is within easy reach of Urmston and its bustling town centre. Secure gated car parking can also be found to the rear of the development.

## **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 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.