



4 Charleston Square Urmston Manchester M41 5FL 75% Shared ownership £189,999

NO CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this 75% shared ownership two bedroom ground floor flat situated in the always popular Charleston Square. Being sold with no vendor chain and therefore offering an early completion date if desired. In brief the property comprises welcoming hallway, lounge, fitted kitchen, the two well proportioned bedrooms and three piece shower room. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front of the property there is off road parking and communal gardens. Ideally placed for access into Urmston, transport links and Trafford General Hospital. To book your viewing call the team at HOME.

- No vendor chain
- Fitted kitchen
- Off road parking
- Ideal for Urmston amenities
- Two bedroom ground floor flat
- Shower room
- Communal gardens
- Lounge
- 75% shared ownership
- Popular location

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

Door to the front and radiator. Large built in storage cupboard.

Lounge 14'2" x 9'4" (4.33m x 2.87m)

uPVC double glazed window to the front and radiator.

Kitchen 10'8" x 6'9" (3.27m x 2.07m)

Bedroom one 10'8" x 10'0" (3.27m x 3.05m)

uPVC double glazed window to the rear and radiator. Fitted wardrobes with ample hanging and shelving space. Dressing table with fitted drawers.

Bedroom two 10'8" x 6'5" (3.27m x 1.96m)

uPVC double glazed window to the rear and radiator. Fitted wardrobes with ample hanging and shelving space.

Shower room 10'11" x 6'7" (3.33m x 2.01m)

A three piece suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment and radiator. uPVC double glazed window to the front.

Externally

Throughout Charleston Square there are well maintained gardens with mature plants and shrubs. There is off road parking for visitors and residents.

Tenure

The property is leasehold and the cost is paid within the management fee.

Management information

As our clients own the maximum 75% share, there is no rent to pay on the remaining 25%. The monthly management fee is £65, which covers buildings insurance, ground rent, maintenance of gardens and off road parking areas.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Moton - 9262084 Urmston - 04331861 Stretford - 08259553

Ground Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 53.1 sq. metres (572.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
 Company Registration numbers: Monton - 9262084, Urmston - 04331861, Stretford - 08259553