



1

Bedroom



1

Bathroom



**** CASH OFFERS ONLY ****

C & R Hulme are delighted to offer this well presented 1 bedroom apartment in the Willow Court Development in Trafford. Situated on the 2nd floor, the apartment offers a large open plan lounge with walk on balcony and fitted kitchen with intergrated appliances, double bedroom, fitted bathroom and useful storage room. Other benefits include lift access, double glazing and secure parking. Great location as the development is within walking distance to several bus stops and the Metro link offering great access links into Salford Quays & city centre. NO CHAIN!!!

Entrance Hall

Access to all Rooms

Lounge/Kitchen *7.10m x 3.50m (23' 4" x 11' 6")*

Lounge Area. Large open area, Inset Spot lights 2 x Electric panel heaters. rangeof power points. Double glazed windows and door leading onto a large walk on balcony. Kitchen Area: Fitted Kitchen finished in Grey with off white worktops Integrated appliances such as Frdge freezer, Dishwasher and washing machine. halogen hob, oven and extractor over.

Bedroom *3.80m x 3.40m (12' 6" x 11' 2")*

Double glazed window. Ceiling light point, panel heater and range of power points

Bathroom *2.30m x 2.10m (7' 7" x 6' 11")*

3 Piece white bathroom suite consisting of bath & panel with shower over, Hand wash basin with chrome mixer, low level W.C. Grey and white mosiac tiling full height around bath. ceramic tiled flooring. Celing light point, shaver point & heated towel rail.

Storage Room

Housing immersion heater and useful storage space

External

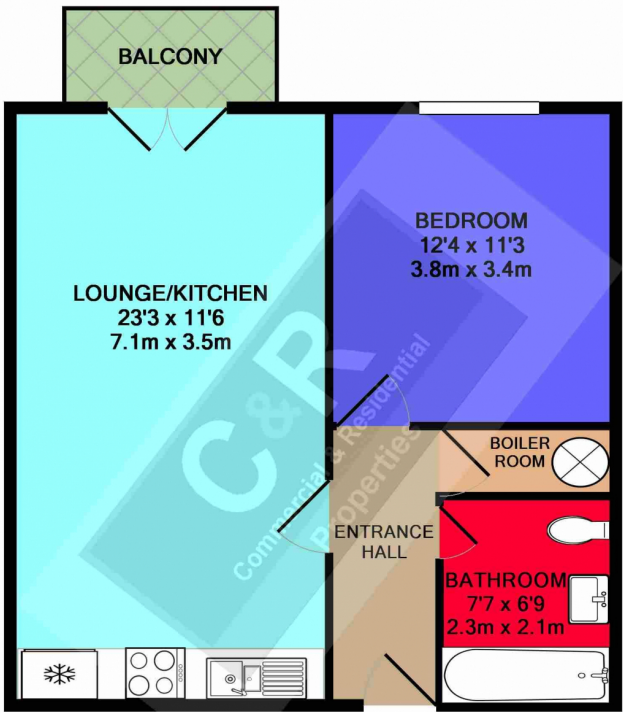
Great Communal grounds, Secure parking

Tenure

Leasehold: 125 Years Lease granted in 2008 Ground Rent: £524.00 Per annum Service charge: £231.08 payable per month to Rendall & Rittner Epc: 80C

Agents Notes

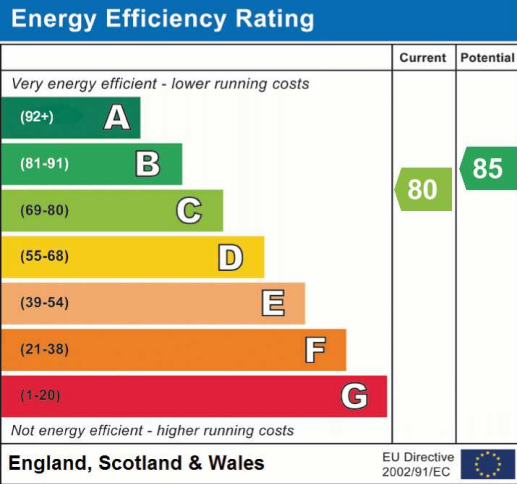
Agents Notes NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) No person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018



Address: 25 Chorlton Street, M16 9HN

