



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

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, Dish washer 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. White tiling full height around bath. ceramice tiled flooring. Celeng light point, shaver point & heated towel rail.

Storage Room

Housing immersion heater and useful storage space

External

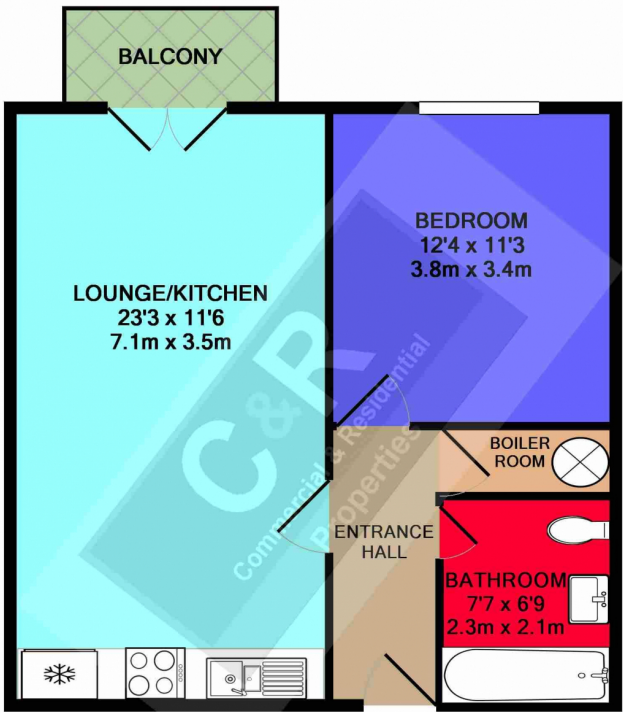
Great Communal grounds, Secure parking

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: 82C

Agents Notes

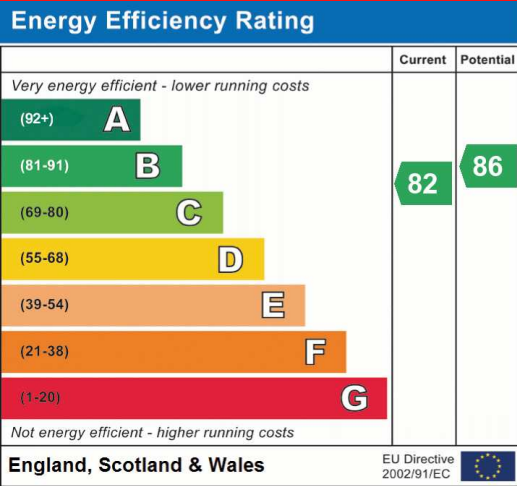
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