



 1
Bedroom

 1
Bathroom





STUNNING GROUND FLOOR RETIREMENT APARTMENT!!! CHAIN FREE!!! Trading Places are privileged to offer for sale this well-presented one double-bedroom ground-floor apartment being sold with no vendor chain and situated in a desirable and friendly retirement development on the Stretford & Urmston border. In brief the property comprises of a communal entrance, communal lounge and kitchen, communal laundry room, guest suites, fully working lift, separate apartment entrance hallway with built-in storage, modern fitted low-level kitchen, lounge, modern fitted three-piece shower room with walk-in shower, double bedroom with double built-in wardrobe. Stunning communal gardens surround the development for residents to enjoy nature all year round. The property is warmed by electric heating and is fully UPVC double-glazed. With a wide range of activities available for residents and an in-house manager living on site, great local transport links including a bus stop just outside the front door.

Entrance Hall - Built-in storage with sliding doors, intercom & 24-hour assistance unit.

Lounge UPVC double-glazed window, TV point, radiator, 24-hour assistance pull cord.

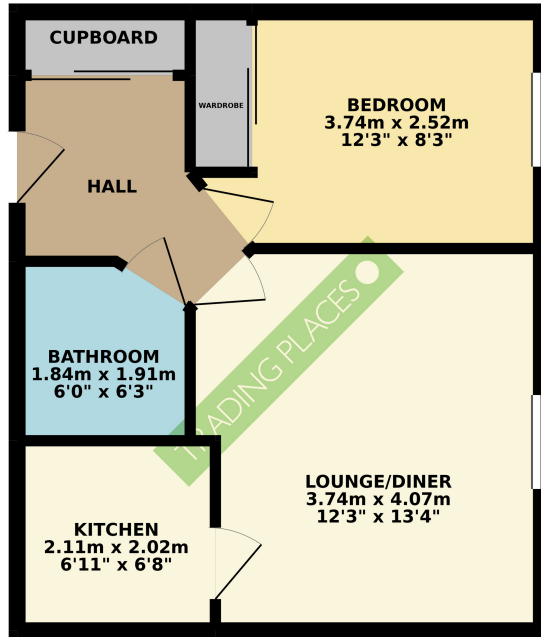
Kitchen - Range of modern fitted low level wall and base units, roll edge work surface with sink and drainage board incorporated, built in four ring electric hob with extractor chimney hood wall mounted above, built in single oven, laminate flooring.

Bedroom UPVC double glazed window, electric radiator, built in double wardrobe with sliding mirrored doors.

Shower Room - Walk in shower with electric shower above, low level W/C, wash hand basin, tiled walls to compliment, extractor fan, stainless steel towel rail wall mounted

***Disclaimer *** (While every effort has been made to ensure the accuracy and completeness of the information, Trading Places and the seller makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability or suitability of the information contained in this advertisement for any purpose and any reliance you place on such information is strictly at your own risk. All information should be confirmed by your Legal representative) *

GROUND FLOOR 36.74 sq. m.
(395.48 sq. ft.)



TOTAL FLOOR AREA : 36.74 sq. m. (395.48 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 10/2/19

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Braeside, Urmston Lane, M32 9DD

