



 2
Bedrooms

 1
Bathroom





Trading Places is proud to bring to the market this larger-than-average two double-bedroom ground-floor apartment, which has been completed to a high standard, making it an ideal choice for first-time buyers. The property is located conveniently close to the Stretford Metrolink station. In brief, the apartment consists of a communal entrance and hallway, a front entrance door leading into a welcoming hallway, a spacious lounge, a fitted kitchen, and two well-proportioned bedrooms. There is also a modern three-piece bathroom suite. The apartment is warmed by gas central heating and benefits from being fully UPVC double-glazed. Externally, there is a well-maintained communal garden to the front.

The location is excellent for transport links, with the Metrolink and bus stops just a short walk away. Additionally, Stretford Mall, Media City, and the Trafford Centre are all situated nearby. Early viewings are highly recommended. The property is offered with no onward chain and includes storage cupboards in the communal area.

EPC D

Utilities EDF

Tenure Leasehold 125 Years from 25.01.2013

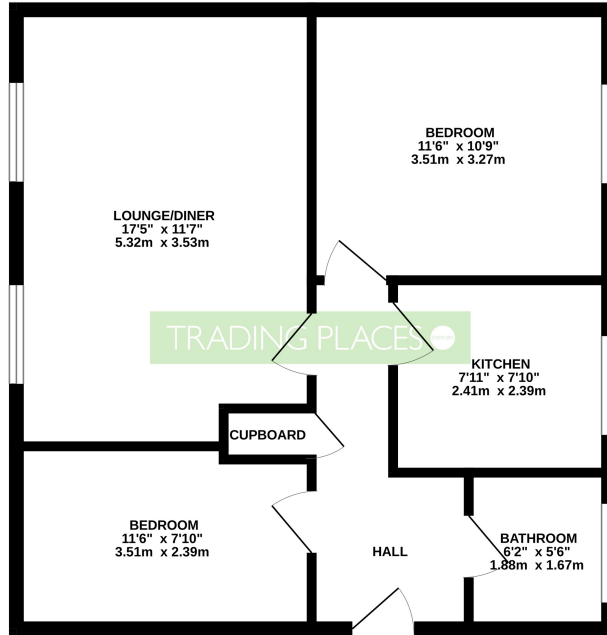
Ground Rent £10 pa

L & Q is the management company


Service charge approx £826.28 for 2023 - 2024

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



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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Larch Avenue, Stretford, M32 8HZ

