



Apartment 10, 1 New William Close | Partington,  
Manchester | M31 4NZ

EDWARD  
mellor



TO BE SOLD BY ONLINE AUCTION ON 11TH SEPTEMBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Flat 10, 1 New William Close, Partington, M31 4NZ.

Top floor apartment with hall, open plan living space with new kitchen having a built-in oven, hob and extractor fan and views over the park, double bedroom and bathroom. Communal gardens. Gated parking. Electric heating and double glazing. Vacant possession. Partington lies just less than seven miles from Sale Town Centre, whilst Altrincham Town Centre is approximately five miles away.

\*\* VIRTUAL VIEWING COMING SOON \*\*

## Additional Information

Perfect for the rental market as Trafford General Hospital, Wythenshawe Hospital and Trafford Park are all within a short commute as are the links to Junction 21 of the M6 and Junction 11 of the M60 which offer access across the North West. It is also located a short distance from Partington Shopping Centre and is in tenant ready condition. The area benefits from an excellent range of recreational facilities including Cross Lane Park, Warburton Park and Partington Nature Reserve. Tenant ready property rental values in the area are in the region of £750 per month. EPC rating D.

## Auction consultant dealing with this property

Kate Freer

## In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

## Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)

## Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 104 Years

## EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*