



**Braeside, Urmston Lane, Stretford, M32**

**Guide Price: £109,950**

*To be advised*



## Braeside, Urmston Lane, Stretford, M32

**\*\* OFFERED WITH NO ONWARD CHAIN \*\*** A fantastic opportunity to purchase a ground floor OVER 60's Retirement Apartment in the popular Braeside.

This wonderful development offers residents independent living and boasts beautiful communal living room where you can attend tea and toast or coffee mornings as well as there being a guest bedroom (subject to charge). Located within close reach of both Stretford and Urmston town centres there is an abundance of amenities available close by.

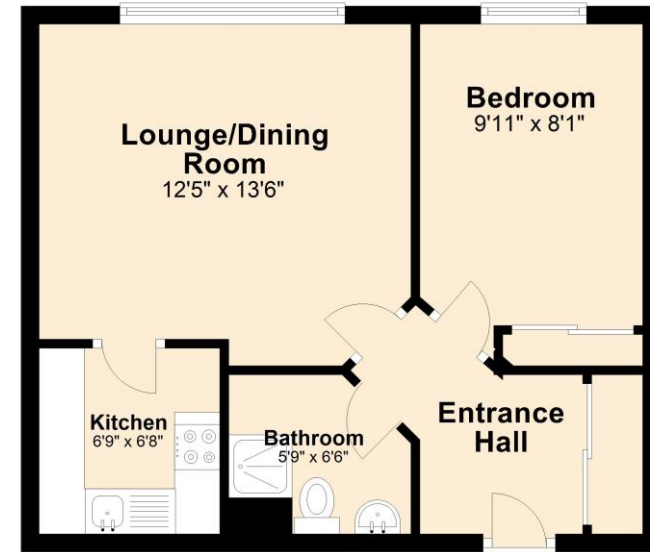
The property itself has been lovingly cared for by its current owner and is located to the rear of the ground floor with views over the communal grounds. You enter the property into an entrance hall with floor to ceiling sliding storage cupboards, the living room offers a bright and airy space for both dining and relaxing, the kitchen is located just off the living room and is fitted with a range of base and eye level units with space for appliances. The bedroom is a good size double with fitted wardrobes whilst the bathroom is fitted with a three piece suite.

Set within well maintained communal grounds with visitors and residents parking.

- EPC Grade TBC
- Leasehold
- 125 years from 1 January 1984
- Council Tax Band B
- Service charge £3,698pa
- Ground rent £60pa

### Ground Floor

Approx. 406.7 sq. feet



Total area: approx. 406.7 sq. feet







## The Property Man

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The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.