



Trinity Gardens | Davenport | SK3 8TL

EDWARD
melior



Features

- Stunning 2 Bedroom Mid Mews
- 70% Ownership With No Rent Payable
- Select Development For Over 55's
- Beautifully Fitted Kitchen & Bathroom
- Off Road Parking

Welcome to Trinity Gardens in this highly sought after area of Davenport / Woodsmoor. This beautifully presented and low maintenance 2 bedroom modern mews style property offers a truly exceptional standard of presentation throughout and is perfectly suited to those looking to

downsize whilst wishing to embrace a friendly, community based atmosphere among its residents. The property is offered For Sale on an affordable 70% ownership basis with the distinct advantage of NO RENT being payable and is available to the over 55's ensuring that a peaceful and tranquil

environment exists for all residents. The property features a superbly fitted kitchen and beautifully fitted 3 piece shower room, 2 generous bedrooms (both with built in wardrobes), off road parking and a delightful Alfresco style patio garden to the rear. Viewing essential.



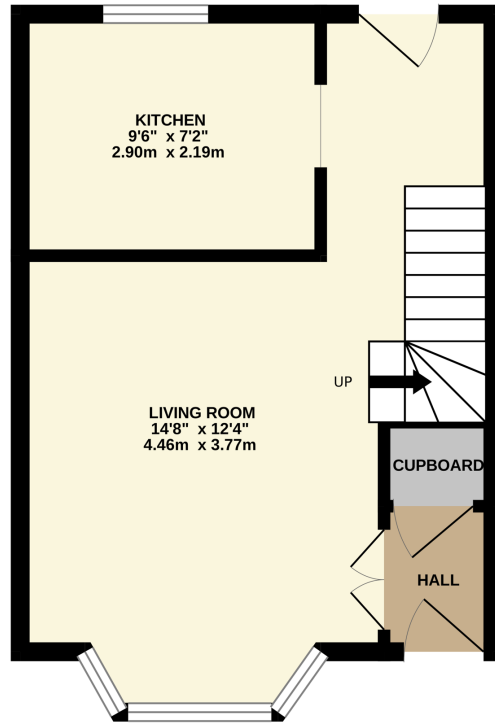
Trinity Gardens is an exclusive development off Bramhall Lane on the borders of Davenport and Woodsmoor and is within close proximity of local shops and excellent public transport links. The property is set within pleasant communal grounds and briefly comprises : Private entrance hall / vestibule with useful built in cloaks cupboard, double doors leading to a generous size living room providing ample room for seating, inner hallway with stairs leading to the first floor and door leading to the rear garden, whilst a lovely fitted kitchen with integrated appliances completes the ground floor accommodation. To the first floor, a landing with built in cupboards also leads to 2 bedrooms and a beautifully refitted 3 piece shower room. Externally, there is assigned residents parking to the front whilst to the rear are pleasant gardens for outdoor entertaining and relaxation.



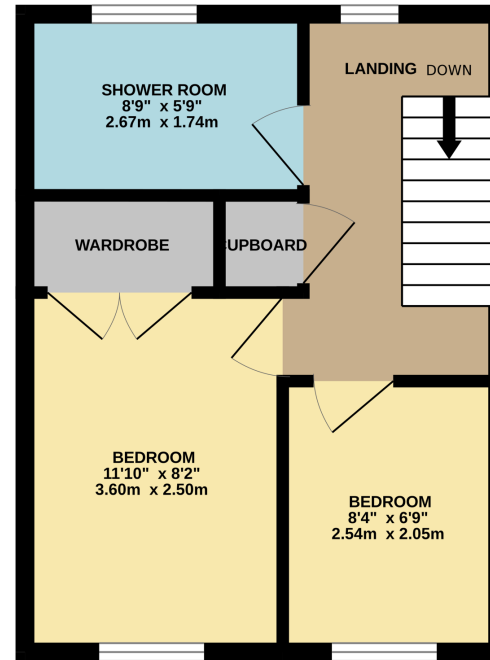
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
307 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

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Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 74 Years

- Shared Ownership: Yes
- Shared Ownership Percentage: 70%

- Annual Service Charge: £100.4

EPC Rating

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