



Legwood Court, Off Flixton Road
Urmston
M41 5BQ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

11 Legwood Court
Off Flixton Road
Urmston
Manchester
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Entrance Hall

With a radiator. Storage cupboard off.

Double Bedroom

With a double glazed window to the front elevation. Radiator.

Shower Room/WC

With a corner shower enclosure and wash hand basin/low level WC combined with storage below. Chrome ladder radiator. Tiled areas. Spot lighting. Double glazed window to the side elevation.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer ceramic sink unit with mixer tap. Plumbing for washer. Wall mounted 'Worcester' combination gas central heating boiler. Electric hob with extractor above. Built in oven. Space for fridge/freezer. Radiator. Door off to:

Lounge/Dining Room

With a double glazed bay window to the rear elevation. Radiator.

Outside

The development is set within communal grounds with parking facilities adjacent.

Additional Information

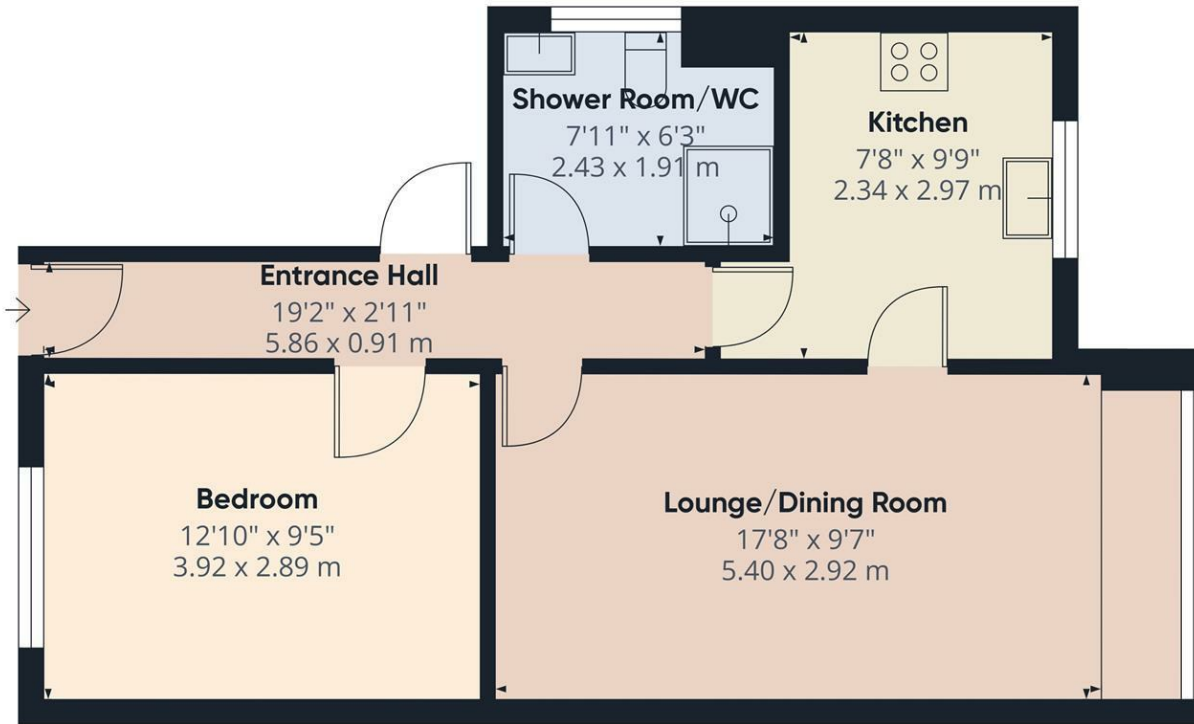
The tenure of the property is LEASEHOLD for the residue of 125 years from 29/09/1984, subject to a ground rent payable of £35 per annum.

A service charge if payable of £261 per quarter.

£192,500

OCCUPYING A MOST CONVENIENT LOCATION WITHIN EASY REACH OF THE TOWN CENTRE FACILITIES A spacious one bedroom ground floor apartment with its' own entrance door. Excellent sized lounge/dining room. Fitted kitchen. Well presented accommodation. Gas central heating system-combination boiler. Double glazed windows. A popular and well regarded development locally. Communal gardens and parking areas. Must be viewed to be appreciated. Virtual Tour Available.





Approximate total area⁽¹⁾
499 ft²
46.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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