



St Clement Court
Urmston
M41 9JE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 34 St Clement Court
9 Manor Avenue
Urmston
Trafford
M41 9JE



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£150,000

A SPACIOUS AND WELL PRESENTED ONE DOUBLE BEDROOM RETIREMENT APARTMENT Favourably positioned within the development on the second floor with an outlook towards Urmston Town Centre. Specifically for persons aged 60 and above. Situated adjacent to the facilities available within Urmston Town Centre. Hall with storage off. Well appointed shower room/WC. Good sized lounge/dining room. Fitted kitchen with oven and hob. Electric heating system and double glazing. Communal lounge, laundry room and gardens with seating area within the development. House manager in situ. Guest suite for visitors. Must be viewed to be appreciated. No ongoing vendor chain. Lift to all floors.

Entrance Hall

With a useful storage cupboard off where the electric thermal cylinder is located. Tunstall callsafe control unit.

Lounge/Dining Room

With a double glazed window providing a pleasant outlook towards Urmston Town Centre. A coal effect fire is set within a feature fireplace and there's an electric radiator. Double doors provide access to:

Kitchen

With a single drainer stainless steel sink unit and range of base and wall cupboard units and working surfaces incorporating an oven, electric hob and extractor. Tiled areas, double glazed window and space for appliances.

Double Bedroom

With a double glazed window providing a pleasant outlook towards Urmston Town Centre. Good range of mirror fronted fitted wardrobes and storage space.

Shower Room/WC

With a walk-in shower enclosure, wash hand basin with storage space below and a low-level WC. Tiled decor, heated towel rail and there's a Dimplex electric fan heater. Extractor fan.

Outside

The development stands within pleasant, well tended communal grounds that incorporate parking areas for residents only and a sitting area for residents.

Development Features

CCTV, door entry and alarm systems in situ. Security and fire protection system. 24 Hour emergency call system. Economy 7 electric heating. Residents lounge, inclusive laundry room and guest suite within the development.

Additional Information

Leasehold for the residue of 125 years from the 1st of April 2004, subject to an annual ground rent of £395.

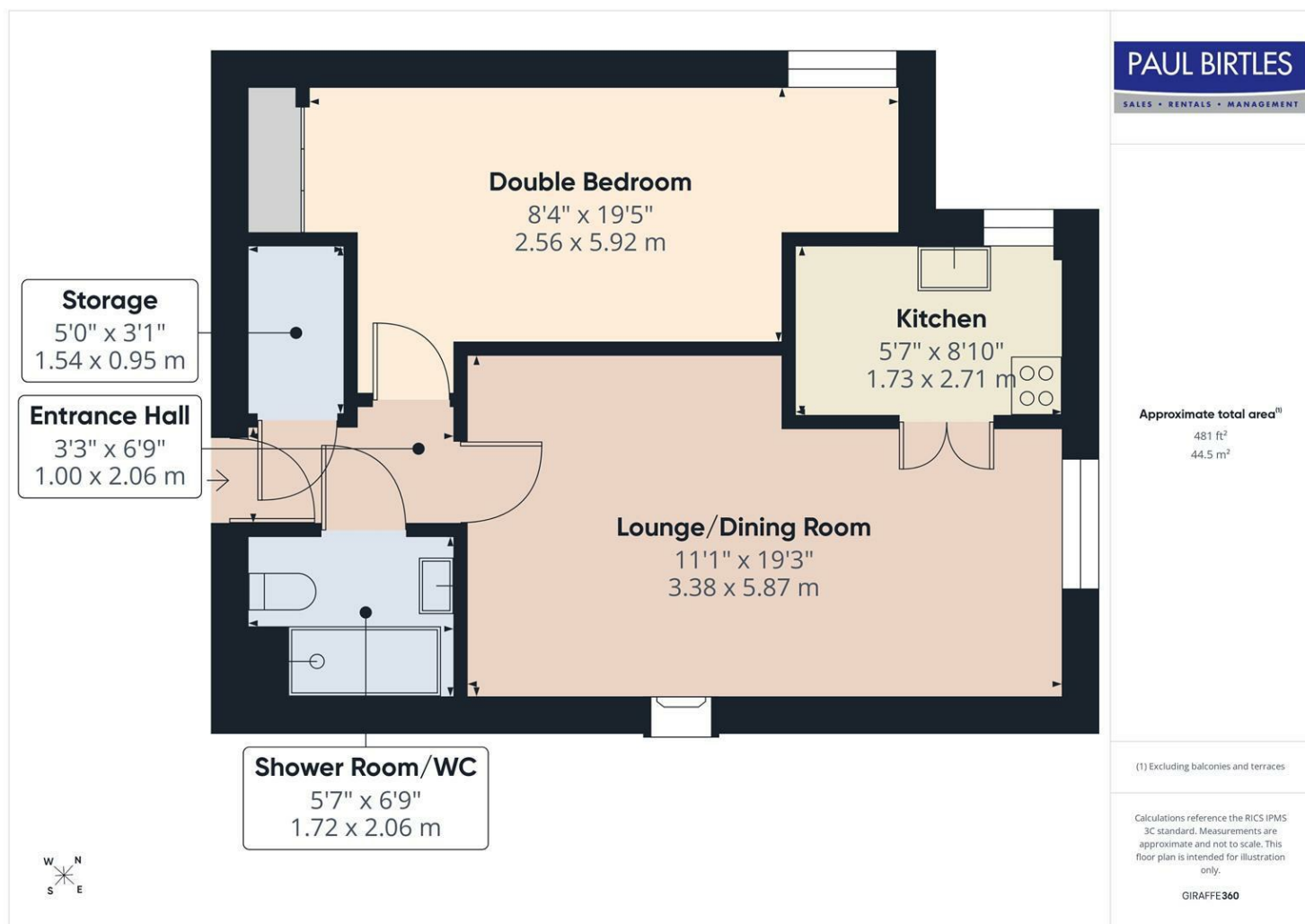
A service charge is payable of £2480.42 per annum.

Payment is due in two instalments of £1240.21 in March and September.

About The Development

St Clement Court is a purpose built development of 40 one and two bedroom retirement apartments over three floors. The development is located a short walk from Urmston Town Centre with its shops, library, train station, coffee shops and restaurants.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

