

TRADING PLACES

£190,000

St Clements Court, Manor Avenue, M41



1

Bedroom



1

Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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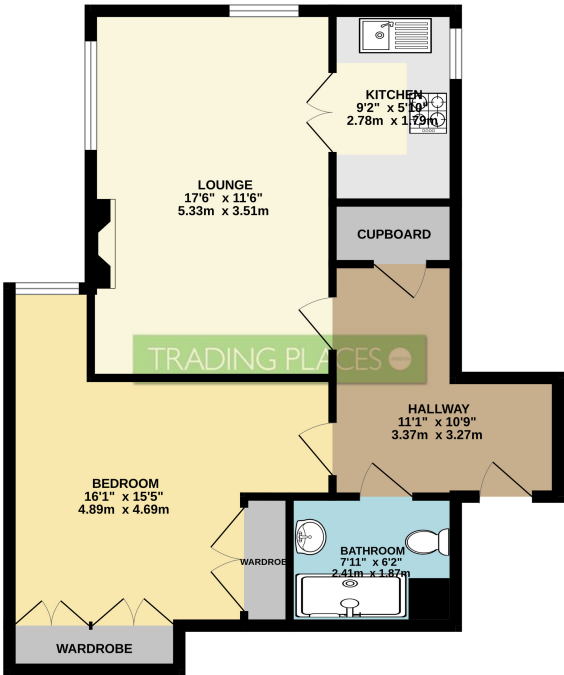
****NO ONWARD CHAIN**-** TRADING PLACES ESTATE AGENTS are pleased to offer for sale this immaculately presented ONE DOUBLE BEDROOM first floor apartment situated in this always popular McCarthy & Stone development. In brief, the tastefully presented retirement apartment comprises; a warm and welcoming entrance hallway with storage, a generously sized Living/Dining room, a newly fitted modern kitchen with oven and hob, excellent sized double bedroom with fitted wardrobes and a shower room/WC. This apartment benefits from uPVC double glazing and electric heating system. This development has the advantage of a Development Manager who, along with the Appello call system, ensures that help is always at hand. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. The development stands within pleasant, well tended communal grounds that incorporate parking areas for residents only and residents seating areas.

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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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