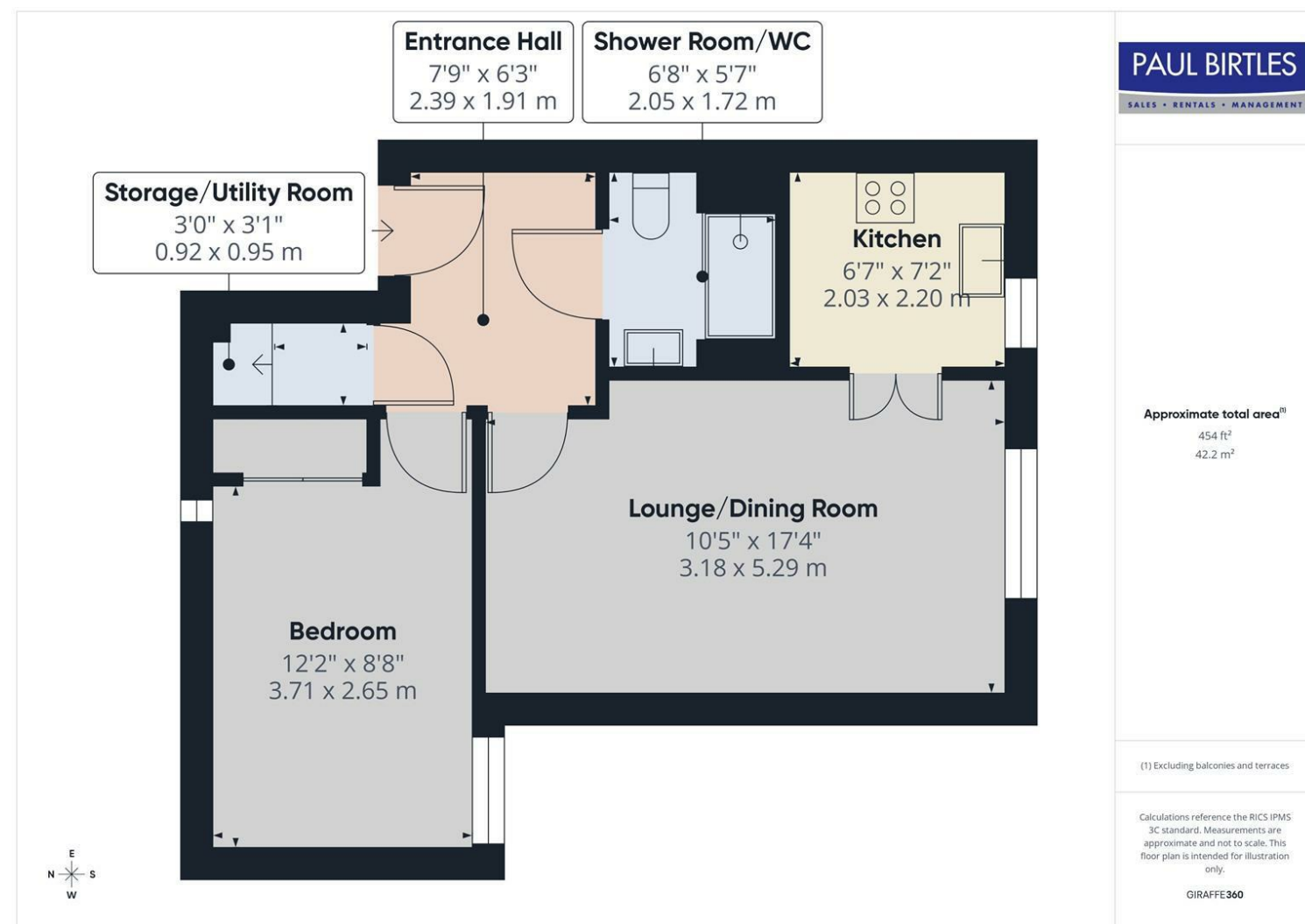




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PAUL BIRTLES

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**St Clement Court, Manor Avenue
Urmston
M41 9JE**

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Apt 31 St Clement Court
9 Manor Avenue
Urmston
M41 9JE

£995 PCM

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A BRIGHT AND AIRY ONE DOUBLE BEDOOM RETIREMENT APARTMENT Favourably positioned within the development on the second floor. 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. Lift to all floors.

Entrance Hall

With a useful storage cupboard off where the Gledhill Pulsacoil electric thermal cylinder is located.

Lounge/Dining Room

With a double glazed window providing a pleasant outlook. 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. Good range of mirror fronted fitted wardrobes and storage space. Electric storage heater.

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

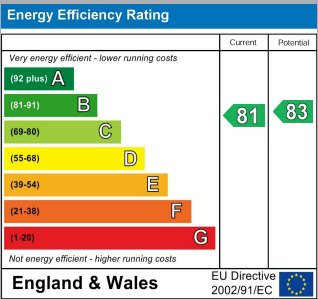
CCTV, door entry and alarm systems in situ. Security and fire

protection system. 24 Hour emergency call system. Economy 7 electric heating. Residents lounge, laundry room and guest suite within the development.

Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

- No Smokers
- Strictly no pets allowed by the Head Lease
- Tenant(s) income no less than monthly rent x 30 (£29,850)



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