



**Albany Court**  
Urmston  
M41 5RH

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

14 Albany Court  
Urmston  
Trafford  
M41 5RH



### Entrance Hall

With a UPVC entrance door. Door entry phone. Useful storage cupboard off.

### Lounge/Dining Room

With a large double glazed window.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer inset sink unit with mixer tap. Tiled splashbacks and undercounter lighting. Plumbing for a washer. Siemens induction hob and built in oven with extractor canopy. Space for undercounter fridge and freezer. Double glazed window.

### Bedroom (1)

With a double glazed window and a range of fitted wardrobes/storage space.

### Bedroom (2)

With a double glazed window and a range of fitted wardrobe/storage space.

### Bathroom

With a white suite comprising panelled bath and low level WC/vanity wash hand basin combined. A shower is installed over the bath with an anti splash screen fitted. Chrome ladder radiator. Tile panelled decor. Extractor fan. Spotlighting.

### Outside

The development stands within well tended communal grounds that incorporate parking areas for residents and visitors. Garages are available, subject to application and availability. Storage shed adjacent.

### Additional Information

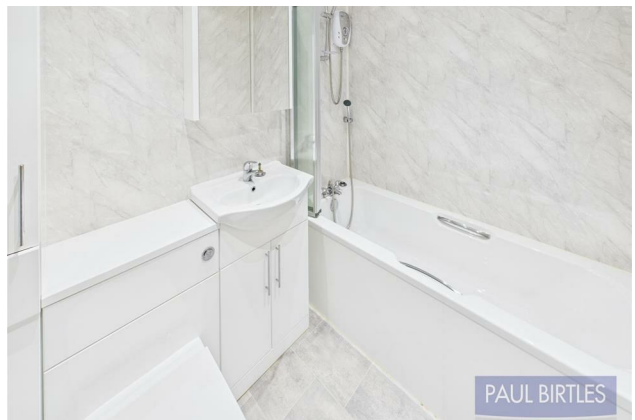
A service charge is payable of £100 per calendar month. The tenure of the property is Leasehold for the residue of 125 years from 03/12/1998.

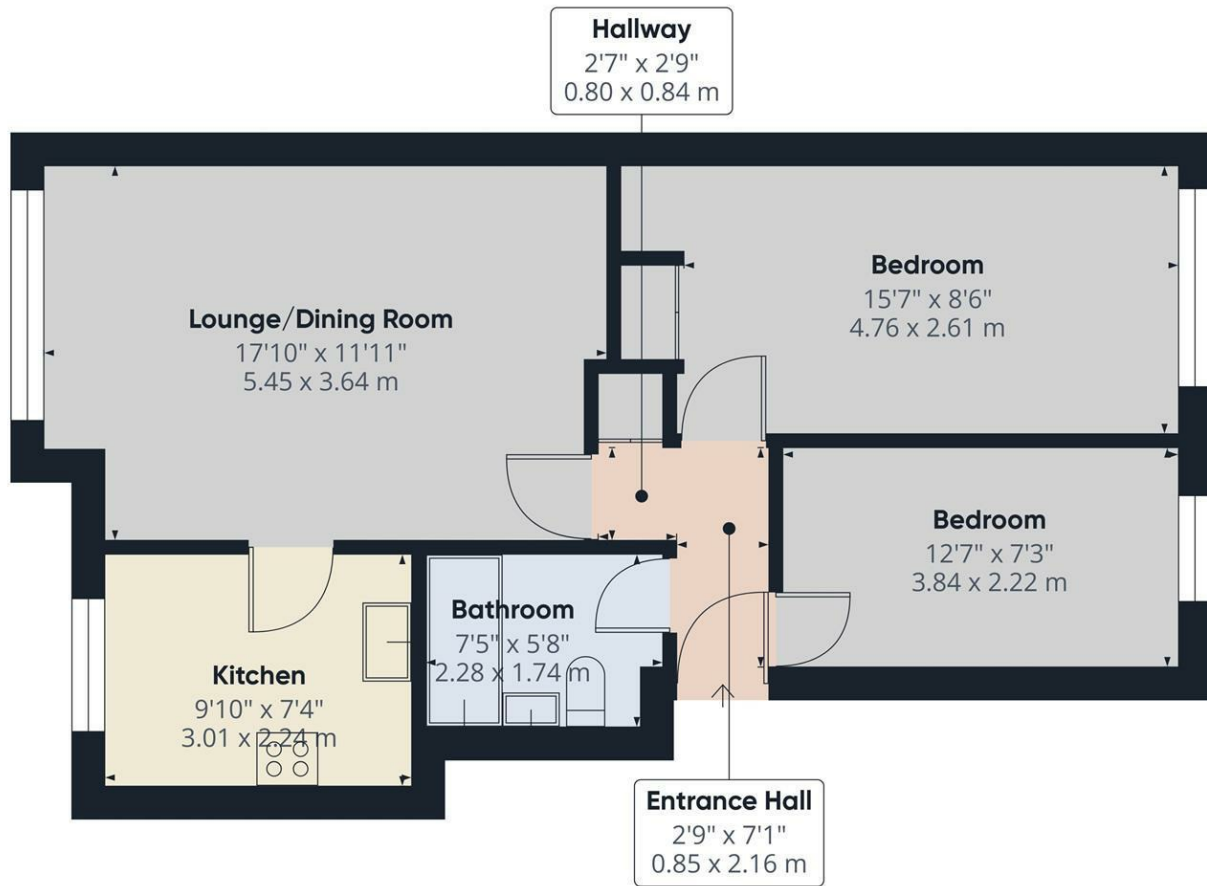
### About The Development

Albany Court is a development of 42 one and two bedroom apartments occupying an enviable position adjacent to Urmston Sports Club, just off Moorside Road. The development is conveniently situated for access to the facilities available within Urmston town Centre. Door entry system install installed.

£200,000

**\*NO ONGOING VENDOR CHAIN\*** A well presented two bedroom first floor flat. Situated in a popular and highly regarded development for persons aged 55 and above. Electric heating system and double glazing. Excellent sized lounge/dining room. Outside storage facilities. Set within well tended communal grounds. Parking areas for residents and visitors. Positioned adjacent to Urmston Sports Club. Leasehold for the residue of 125 years from 03/12/1988. Must be viewed to be appreciated. Virtual Tour Available. Approx 590 sq ft.



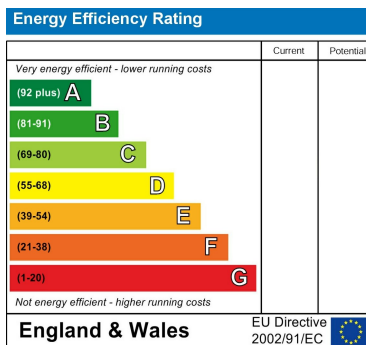


Approximate total area<sup>(1)</sup>  
590 ft<sup>2</sup>  
54.9 m<sup>2</sup>

(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



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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