



Legwood Court, Off Flixton Road
 Urmston
 M41 5BQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

20 Legwood Court
Flixton Road
Urmston
Trafford
M41 5BQ



Offers Over £200,000

NO ONGOING VENDOR CHAIN
OCCUPYING A MOST CONVENIENT
LOCATION WITHIN EASY REACH OF
THE TOWN CENTRE FACILITIES. A
spacious two bedroom first floor
apartment with its' own entrance door
and a GARAGE. Excellent sized
lounge/dining room - good sized kitchen.
Gas central heating system-combination
boiler (Installed January 2026). Double
glazed windows. A popular and well
regarded development locally.
Communal gardens and parking areas.
Southerly rear aspect. Approx 595 sq ft.
Must be viewed to be appreciated.
Extended lease. Virtual Tour Available.

Ground Floor Entrance

A double glazed entrance door with a substantial storage cupboard off. Stairs lead off to the first floor rooms. Radiator.

Landing

With a loft access point and all rooms off.

Lounge/Dining Room

With a double glazed window to the rear. Radiator. Contemporary feature fireplace with surround. Door off to kitchen.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Extractor. Space for appliances and plumbing for a washer. Tiled areas. Double glazed window to the rear elevation. Wall mounted combination gas central heating boiler. (Installed January 2026).

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Excellent range of fitted wardrobes with matching units. Wall light points.

Bedroom (2)

With a double glazed window to the front. Radiator. Built in storage/linen cupboard.

Shower Room/WC

With a walk in shower, low level WC and wash hand basin with storage below. Tiled areas. Radiator. Extractor.

Outside

The development is set within communal grounds with parking facilities adjacent. Apartment 20 has the benefit of a GARAGE in block close-by.

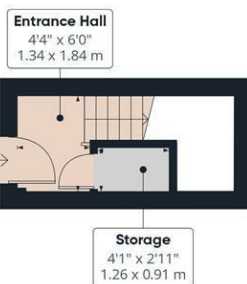
Additional Information

The tenure of the property is LEASEHOLD for the residue of 215 years from 29/09/1984, subject to a ground rent payable of £35 per annum.

A service charge if payable of £226.72 per quarter.

Valid EICR electrical certificate until 01/03/2028.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
595 ft²
55.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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.

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