



**12 Flixton Road**  
Trafford  
M41 5ND

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

**Apartment 63 Eden  
Square 12 Flixton Road  
Urmston  
Trafford  
M41 5ND**



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**£135,000**

**\*NO ONGOING VENDOR CHAIN\*** A one bedroom second floor flat with a good sized, east facing balcony. Spacious open plan kitchen/living/dining area. Double bedroom with fitted wardrobes. Well appointed bathroom with shower. Electric heating system and double glazing. Approx 450 sq ft to include balcony. Situated adjacent to the many, varied facilities available within Urmston Town Centre. Lift access to all floors. Close to Urmston Train Station that provides easy access to Manchester City Centre. Parking facility available. Virtual Tour Available. Ideal first time buy or buy-to-let investment.

### **Open Plan Kitchen/Living/Dining Area**

A good sized living area with a substantial storage cupboard off with plumbing for a washer. There are two electric heaters, wood effect flooring and a double glazed sliding patio door to a pleasant balcony area. The kitchen section has a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces that incorporate a oven, hob and extractor.

### **Bathroom**

With a three piece white suite comprising panelled bath, wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Tiled areas, ladder radiator and mirror fitment. Extractor fan.

### **Double Bedroom**

With a double glazed picture window, an electric heater and fitted wardrobe/storage space.

### **Outside**

The development has a secure parking facility adjacent and there is lift access to all floors. Apartment 63 has a full width, easterly facing balcony with an outlook towards Crofts Bank Road.

### **Additional Information**

The tenure of the property is LEASEHOLD for the residue of 150 years from 01/01/2009. A ground rent is payable of £500 per annum. From 01/01/2039 the ground rent increases to £600 for the remainder of the term. A service charge is payable of £115.98 pcm.

Residents and guest parking available.





Approximate total area<sup>(1)</sup>  
450.25 ft<sup>2</sup>  
41.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

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