New William Close

Partington

M31 4NZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartmet 20
3 New William Close
Partington
Manchester
M31 4NZ

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£125,000

A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT Ideal for buy-to-let investors, first time buyers or downsizers. Situated in an excellent position within the development. Open Plan kitchen/dining/living room. Electric heating system. Situated in a purpose-built development constructed circuit 2004. Set with communal grounds with a gated parking facility and a dedicated space for apartment 20. Conveniently situated for local amenities. Must be viewed to be appreciated. EPC rating 'C'. Virtual Tour Available. No ongoing vendor chain.

Entrance Hall
With storage cupboard and water cylinder cupboards off. Wood effect laminate flooring.

Open Plan Kitchen/Dining/Living Room
A bright and spacious open plan space with two double glazed windows to the front elevation. Wood effect laminate flooring. Electric radiator. The kitchen area is well fitted with a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Built in oven and hob with extractor fan. Fridge/freezer and washing machine available to remain.

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. A 'Triton' electric shower is installed over the bath with an anti-splash screen fitted. Towel radiator. Tiled splashbacks. Extractor fan.

Bedroom (1)
With a double glazed window to the rear. Electric radiator.

Bedroom (2)
With a double glazed window to the rear. Electric radiator.

Outside
The development is set within communal grounds that incorporate a gated parking area with a dedicated space for apartment 20. There’s ample parking for residents and visitors.

Additional Information
The apartment is leasehold for the residue of 125 years from 01/08/2004. A service charge is payable of £136.58 per calendar month. A ground rent is payable of £207 per annum.

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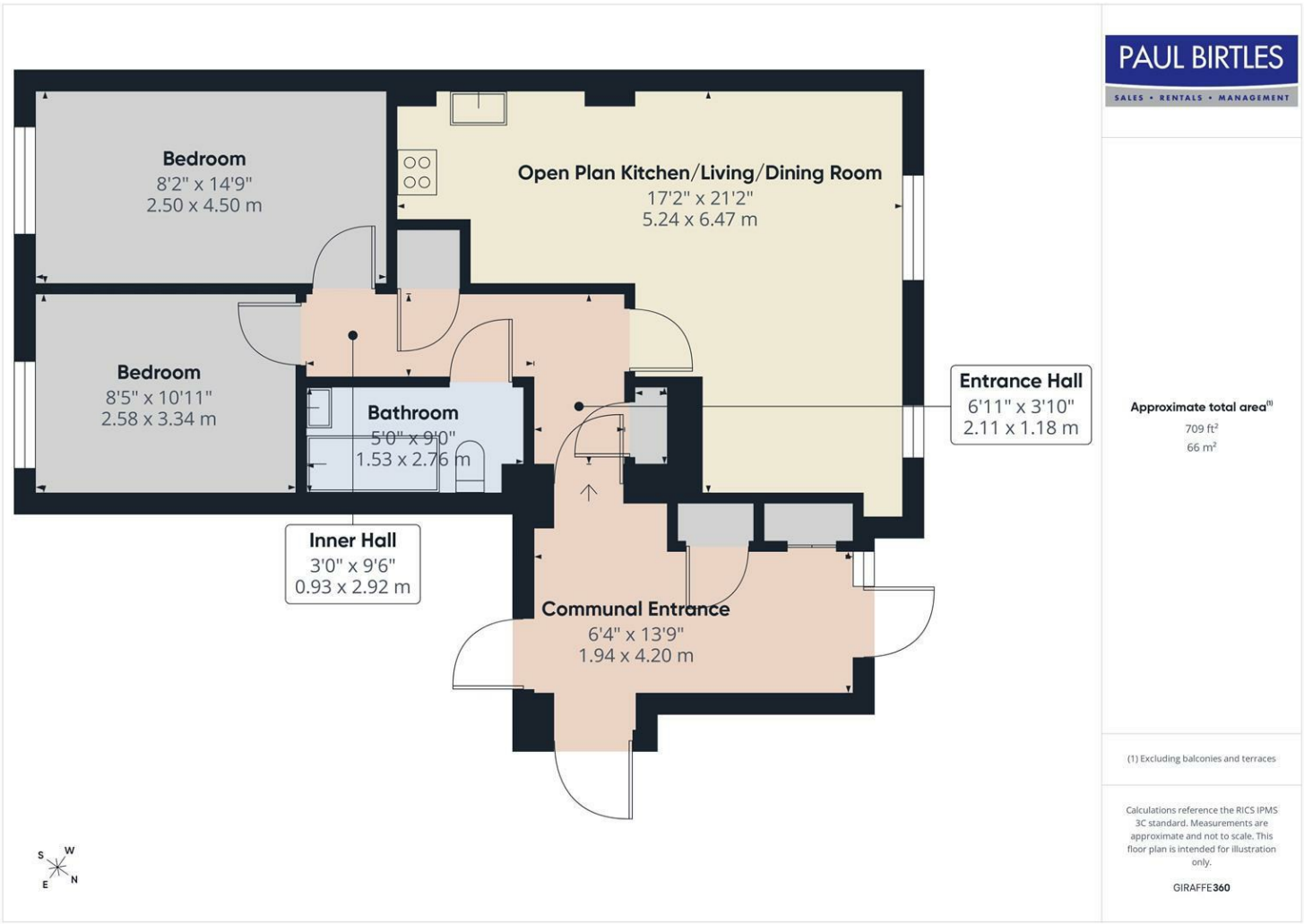

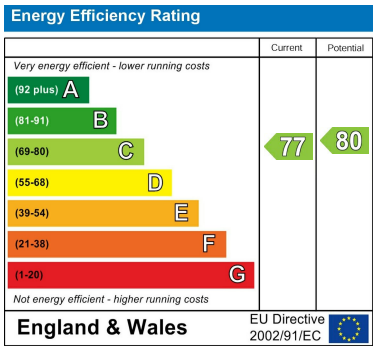

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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