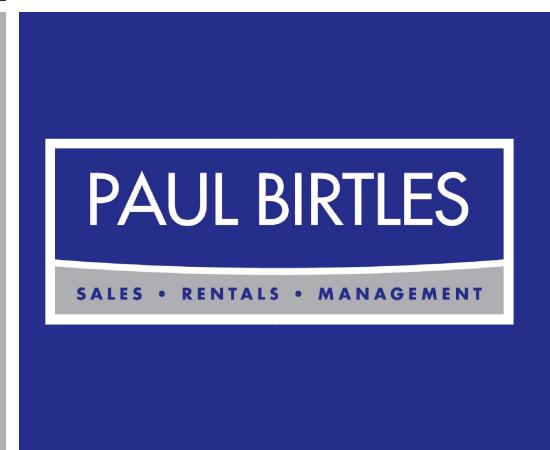




**Apartment 10, 1 New William
Close
Partington
M31 4NZ**



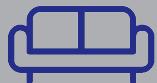
**Apartment 10 1 New
William Close
Partington
Manchester
M31 4NZ**



1



1



1



D

£95,000

INVESTMENT PROPERTY - LET ON A 6 MONTH TENANCY AT £625PCM *A WELL PRESENTED AND RECENTLY IMPROVED ONE BEDROOM TOP FLOOR APARTMENT* Well positioned within the development. Electric heating system. Double glazed windows. Open plan kitchen/living/ dining space. Situated in a purpose built development constructed circuit 2004. Set within common grounds with a gated parking facility. Conveniently situated for local amenities. No ongoing vendor chain. Must be viewed to be appreciated. EPC rating D. Leasehold for the residue of 125 years from 01/08/2004.

Entrance Hall

With a storage cupboard off. Loft access point. Electric wall heater.

Open Plan Kitchen/Living/Dining room

With an electric radiator. There are three double glazed windows to two elevations. The kitchen area is well fitted with a range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Tiled areas.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash handbasin and low level WC. A shower is installed over the bath. Tiled areas, chrome ladder radiator and a shaver point. Useful cylinder cupboard off.

Bedroom

With an electric wall heater and a double glazed window.

Outside

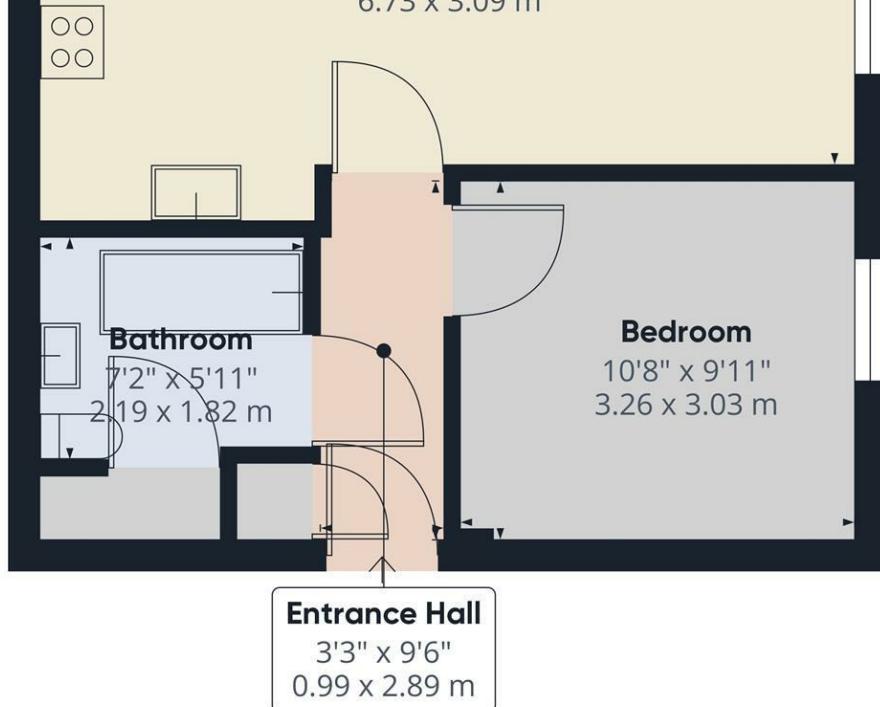
The development is set within communal grounds that incorporate gated parking facilities.

Additional Information

A service charge is payable of £174 pcm (As at 14/08/2024).



Open Plan Kitchen/Living/Dining Area

22'0" x 10'1"
6.73 x 3.09 m

Approximate total area⁽¹⁾
433.36 ft²
40.26 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT