







The Hawthorns, 114 Edge Lane

Stretford

M32 8QA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 45 The Hawthorns
114 Edge Lane
Stretford
Manchester
M32 8QA


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£90,000

A ONE DOUBLE BEDROOM SECOND FLOOR RETIREMENT APARTMENT FOR PERSONS AGED 60 AND ABOVE A development occupying a really generous plot with excellent parking areas for residents and visitors. Pleasant views from the development, towards Turn Moss playing fields, across the communal gardens. Situated on Edge Lane, directly opposite Longford Park, where there are many, varied facilities available. Electric heating system and double glazing. Lounge, fitted kitchen and well appointed shower room. No ongoing vendor chain. Must be viewed to be appreciated. Approx 445 sq ft. Virtual Tour Available.

Entrance Hall
With excellent fitted storage with mirror fronted sliding doors.

Double Bedroom
With a storage heater and a double glazed window to the side elevation. Wall light points.

Shower Room/WC
With a walk-in shower enclosure with Triton electric shower. Vanity wash hand basin/low level WC combined. Spotlighting. Contemporary tiling.

Lounge/Dining Room
With a double glazed picture window and storage heater. Wall light points. Electric fire set within a feature surround. Open to:

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Undercounter lighting. Space for fridge/freezer and cooker.

Outside
The development stands within well tended communal grounds that incorporate parking facilities for residents and visitors. (Allocated parking available at an additional cost).

Additional Information
The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/1988, subject to an annual ground rent of £135.

A service charge is payable of £341.33 pcm. We are advised by the seller that the service charge covers all repairs to the fabric of the building but nothing within the internals of the apartment. The service charge also covers servicing, decorating (communal areas), garden maintenance and sinking fund.

Annual building insurance: £160.00

About The Development
The Hawthorns is managed by Commerson Estate Management and incorporates 52 flats built circa 1989. There's a lift to all floors, a residents' lounge, laundry, guest facilities a courtyard area in addition to the communal gardens. The development is wheelchair friendly and is conveniently situated for public transport etc. Cats and dogs are generally accepted, but are not to be replaced (To be confirmed on an individual basis).


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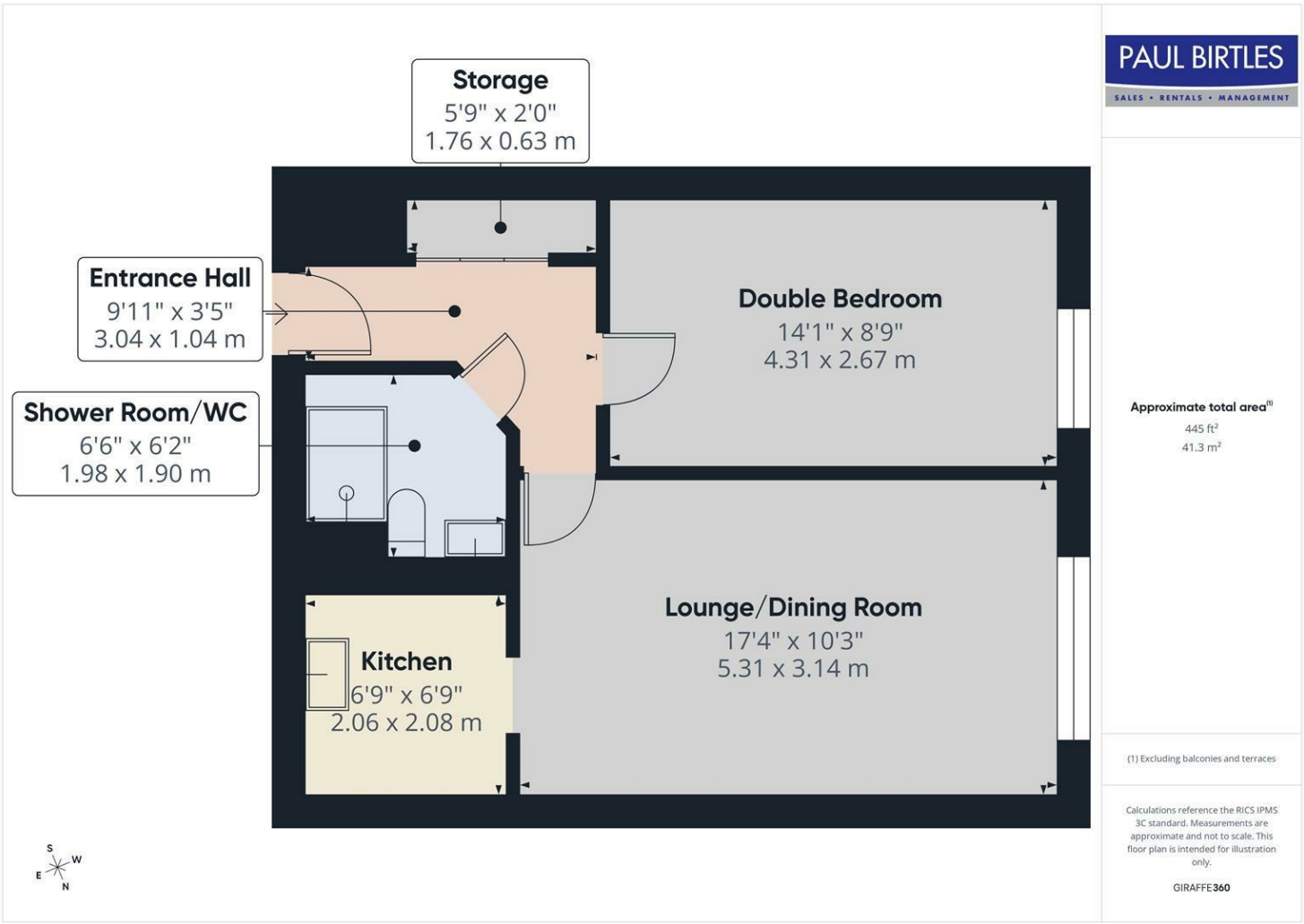

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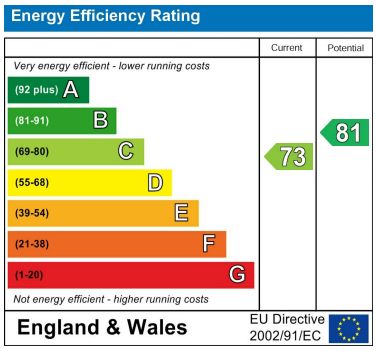

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour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