

Eden Square, 12 Flixton Road  
Urmston  
M41 5ND

PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT

Apartment 25 Eden Square  
12 Flixton Road  
Urmston  
Manchester  
M41 5ND



### Entrance Hall

Laminate flooring. Useful storage cupboard/utility off with plumbing for a washer.

### Double Bedroom

With a double glazed picture window to the front elevation. Electric radiator. Range of fitted wardrobes.

### Bathroom

With a suite comprising tile panelled bath, low level WC and wall hung wash hand basin. Shower installed over the bath with anti splash screen fitted. Extractor fan and shaver point. Chrome ladder radiator.

### Open Plan Kitchen/Living/Dining

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. Induction hob and built oven with extractor above. Laminate flooring. Electric radiator. Space for fridge/freezer. Sliding patio doors open to:

### Balcony

Providing excellent outside space with artificial grass and a southerly aspect.

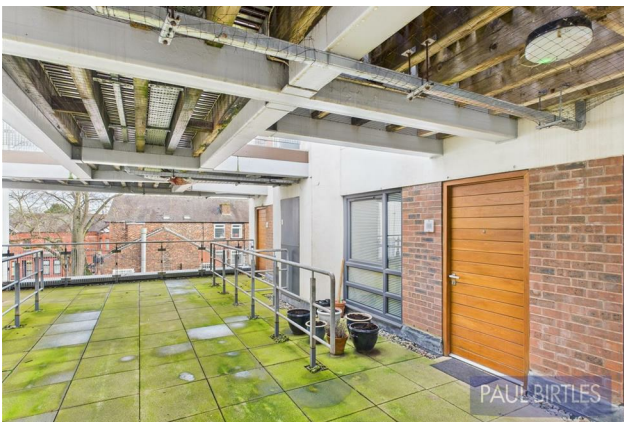
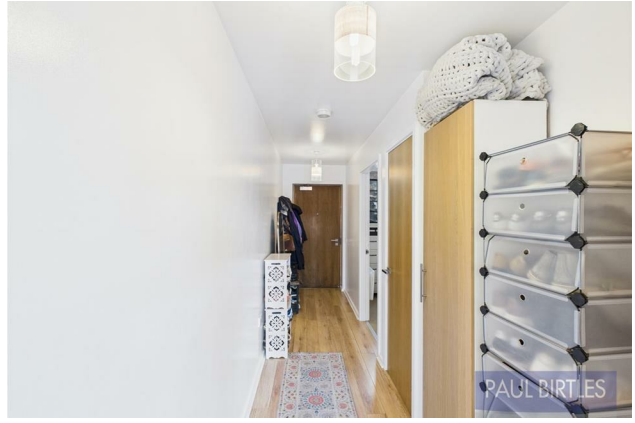
### Additional Information

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 £137.83 pcm.

Residents and guest parking available.

£135,000

**\*TOWN CENTRE LIVING\*** A one double bedroom first floor apartment with a balcony with a southerly aspect. Open plan kitchen/living/dining space. Well appointed bathroom. Electric heating system. 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. Approx 402 sq ft.



**Open Plan Kitchen/Dining/Living Space**

13'5" x 12'6"  
4.11 x 3.82 m

**Storage**

**Double Bedroom**

9'2" x 9'0"  
2.80 x 2.76 m

**Bathroom**

7'10" x 5'7"  
2.39 x 1.70 m

**Entrance Hall**

5'2" x 18'0"  
1.59 x 5.51 m

**Balcony**

14'5" x 3'4"  
4.41 x 1.03 m

**Approximate total area<sup>(1)</sup>**

402 ft<sup>2</sup>  
37.3 m<sup>2</sup>

**Balconies and terraces**

48 ft<sup>2</sup>  
4.5 m<sup>2</sup>

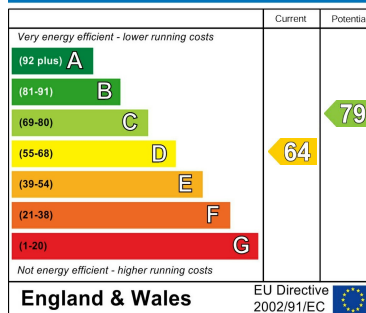
(1) Excluding balconies and terraces

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**



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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