



Legwood Court, Off Flixton Road
Urmston
M41 5BQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

22 Legwood Court
Off Flixton Road
Urmston
Trafford
M41 5BQ



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£210,000

NO ONGOING VENDOR CHAIN A spacious two bedroom first floor apartment with its' own entrance door. Excellent sized lounge/dining room - good sized kitchen. Gas central heating system-combination boiler. (Installed 2023) Double glazed windows. A popular and well regarded development locally. Situated on fringe of Urmston Town Centre with all amenities within walking distance. Communal gardens and residents parking areas. Southerly rear aspect. Approx 598 sq ft. Must be viewed to be appreciated. Must be viewed to be appreciated.

Ground Floor Entrance

With a double glazed entrance door and a substantial storage cupboard off. Stairs lead off to the first floor rooms. Radiator with a decorative cover. Laminate flooring.

Landing

With a loft access point and all rooms off.

Lounge/Dining Room

With a double glazed window to the rear. Radiator. Coal effect electric fire set within a feature fireplace with tiled hearth. Door off to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Gas hob with extractor above. Oven/grill. Plumbing for a washer and space for fridge/freezer. Double glazed window to the rear elevation. Radiator. Tiled splashbacks. Cupboard off housing the 'Worcester' combination gas central heating boiler. (Installed 24/9/2023).

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Excellent range of fitted wardrobes and fitted storage.

Bedroom (2)

With a double glazed window to the front. Radiator. Built in storage/linen cupboard.

Shower Room/WC

With a walk in shower enclosure, Vanity wash hand basin with storage below and low level WC. Tiled areas. Radiator. Extractor fan.

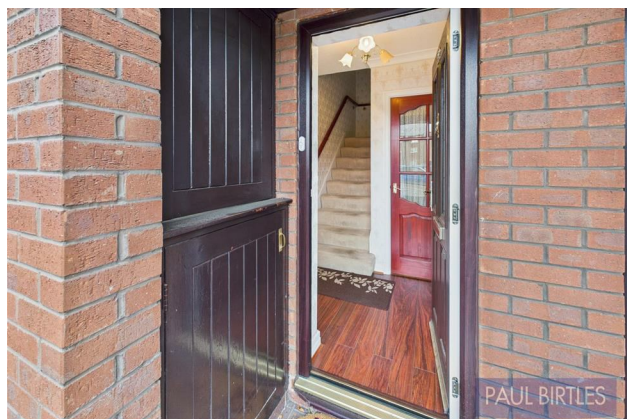
Outside

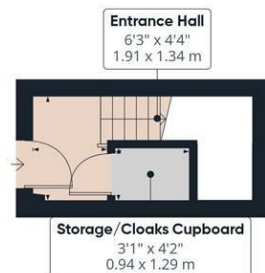
The development is set within communal grounds with allocated parking space adjacent.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 29/09/1984, subject to a ground rent payable of £35 per annum.

A service charge if payable of £225.19 per quarter inclusive of reserve fund contribution.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
598 ft²
55.7 m²

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(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.

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