



St Clement
Court, 9 Manor
Avenue,
Urmston, M41
9JE

£250,000
No Chain



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Apartment 6 St Clement
Court 9 Manor Avenue
Urmston
Manchester
M41 9JE

Entrance Hall

With an electric storage heater. Substantial storage area off where the services meters are located etc.

Shower Room/WC

With a walk-in shower, low level WC and wash hand basin with storage space below. Tiled decor, extractor fan and wall heater.

Lounge/Dining Room

With an electric storage radiator, a coal effect fire set within a feature fireplace and a double glazed door with a fixed side panel to the rear patio and grounds. Double doors to:

Kitchen

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, double glazed window and space for appliances. 'Dimplex' wall heater.

Bedroom (1)

With an electric storage heater and a double glazed picture window. Range of fitted wardrobes and storage space with mirror fronted doors.

Bedroom (2)

With a double glazed window. Fitted wardrobe and storage space.

Outside

The development stands within pleasant, well tended communal grounds that incorporate parking areas and a sitting area for residents.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/04/2004, subject to a ground rent of £230 per 6 months. A service charge is payable of £1600 payable every 6 months.

Development Features

CCTV, door entry and alarm systems in situ. Security and fire protection system. 24 Hour emergency call system. Economy 7 electric heating. Residents lounge, laundry room and guest suite within the development.





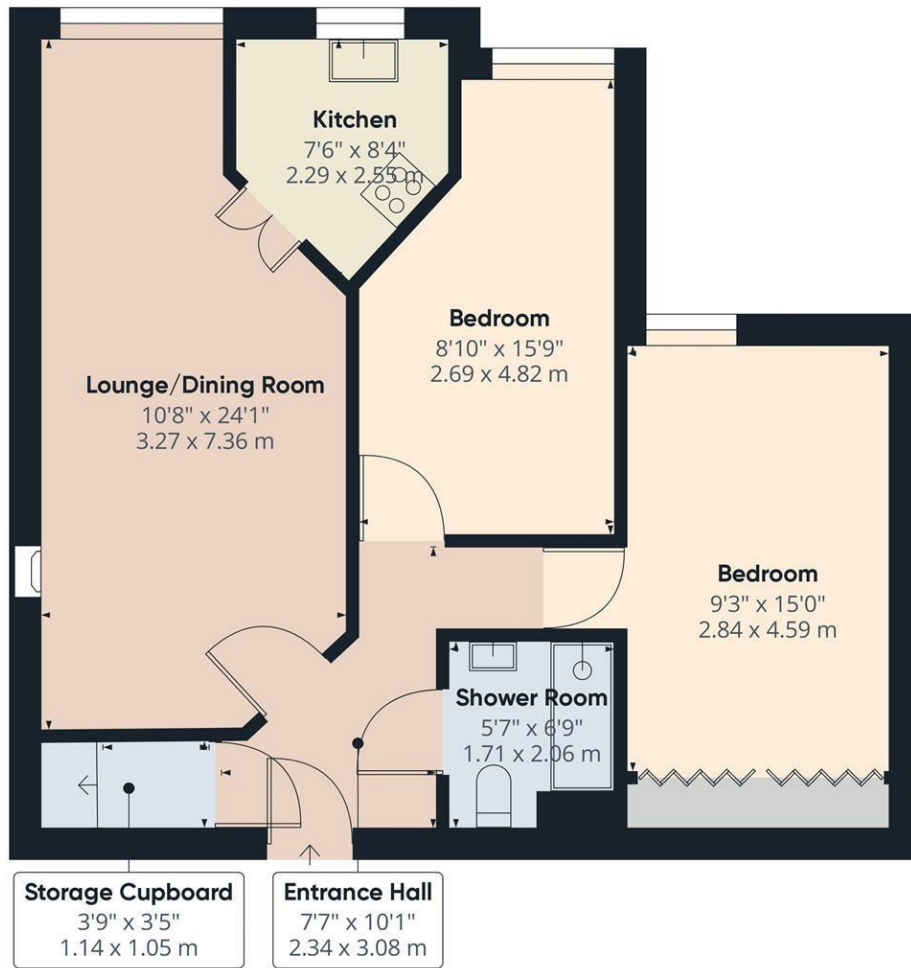
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Approximate total area[®]

690.67 ft²
64.17 m²

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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(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	

DIRECTIONS

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