



Apt 19 St Mary's Court, 2 New William Close  
Partington  
M31 4NZ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



Apt 19, 2 New William Close  
Partington  
Manchester  
M31 4NZ



### Entrance Hall

With a useful storage cupboard off. Door entry phone. Electric storage heater. Cylinder cupboard off.

### Open Plan Kitchen/Living/Dining Room

With an electric storage heater and double glazed double doors with a Juliette balcony. Double glazed picture window and further double glazed window. The kitchen area is fitted with a range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Plumbing for a washer and space for fridge/freezer. Laminate flooring right through and tiled splashback areas.

### Bedroom (1)

With an electric wall heater and double glazed window.

### Bedroom (2)

With an electric wall heater and a double glazed window.

### Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Extractor fan, heater towel rail and tiled splashback areas. Over the bath shower with a rail and curtain fitted.

### Outside

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

### Additional Information

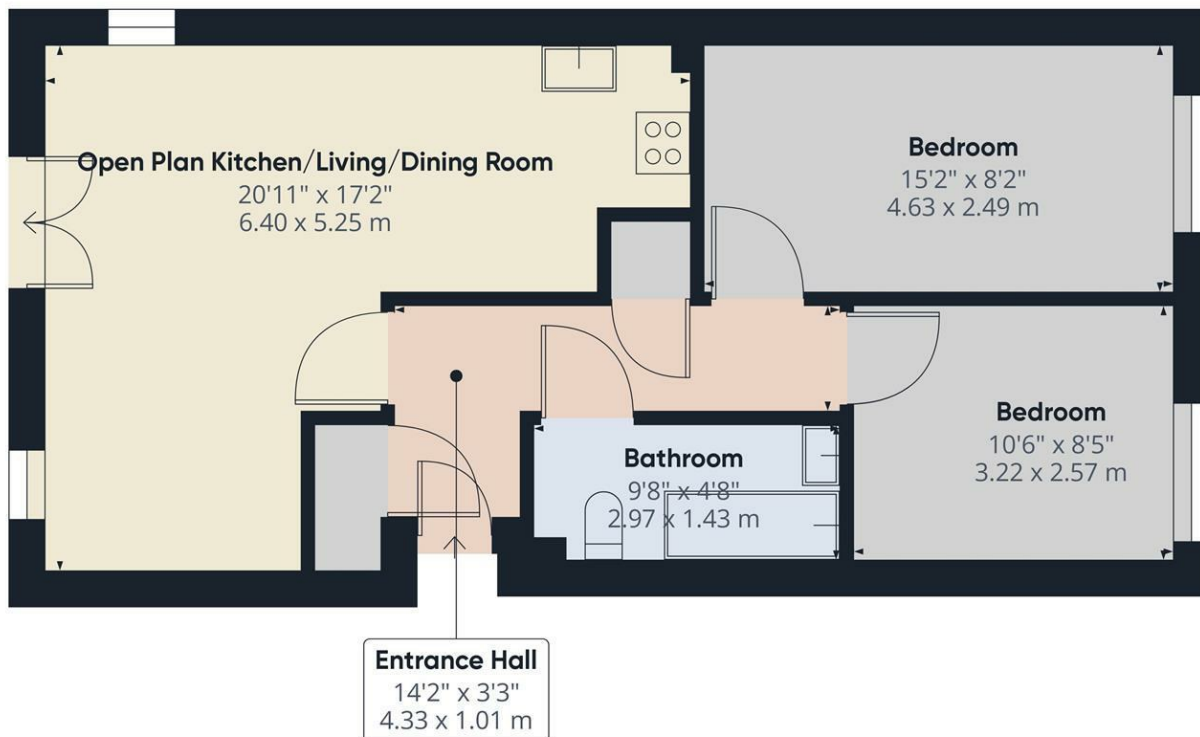
The tenure of the property is LEASEHOLD for the residue of 125 years from 01/08/2004.

A service charge is payable of £174 pcm. (12/2/2024)

£115,000

\*A TWO BEDROOM TOP FLOOR APARTMENT\* Well positioned within the development. Electric heating system. Double glazed windows. Open plan kitchen/living/dining space. Bathroom/WC with shower. Situated in a purpose built development constructed circa 2004. Set within communal grounds with a gated parking facility. Conveniently situated for local amenities. No ongoing vendor chain. Must be viewed to be appreciated. EPC Rating: C. Virtual Tour Available.



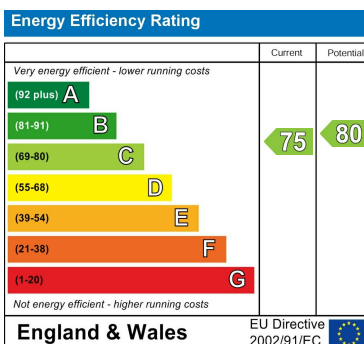


Approximate total area<sup>(1)</sup>  
605.25 ft<sup>2</sup>  
56.23 m<sup>2</sup>

(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.

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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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