

Flixton Road
Manchester
M41 5ND

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 9 Eden
Square Flixton Road
Urmston
Manchester
M41 5ND



Open Plan Lounge/Kitchen/Dining

With a double glazed sliding patio door to the balcony. Wood effect flooring. Two electric radiators.

In the kitchen section is a range of base and wall cupboard units with working surfaces incorporating a one and a half bowl sink unit with mixer tap. Integrated oven, hob with extractor over.

Off the entrance area is a good sized storage cupboard housing the water cylinder and providing plumbing for a washing machine.

Bedroom (1)

With a UPVC double glazed window. Electric radiator.

Bedroom (2)

With an electric radiator and a double glazed window.

Bathroom

With a suite comprising low level WC, wash hand basin, bath with tiled panelling. Shower over the bath with an anti-splash screen fitted. Separate walk-in shower enclosure. Chrome ladder radiator. Tiled areas.

Outside

The development has a secure parking facility adjacent and there is lift access to all floors. Apartment 9 has a full width, west facing balcony.

Additional Information

Residents and guests parking available.

The tenure of the property is LEASEHOLD for the residue of 150 years from 01/01/2009.

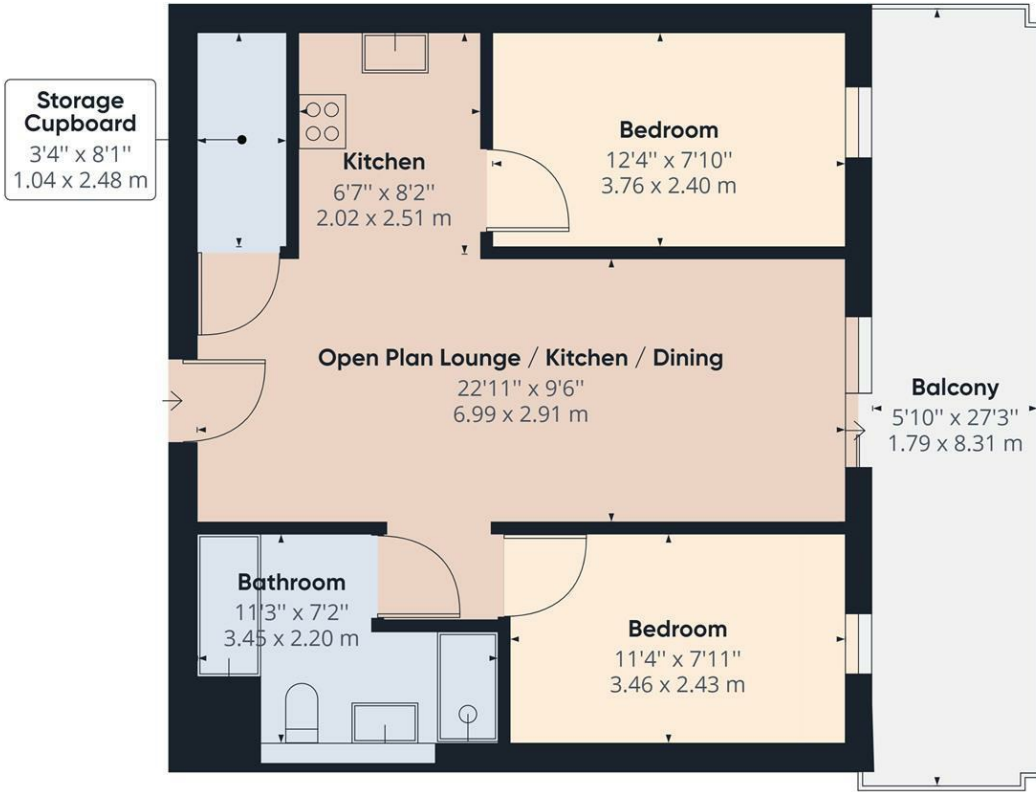
A ground rent is payable of £500 per annum. From 01/01/24 it will be £500 per annum until 31/12/2038. From 01/01/2039 the ground rent increased to £600 for the remainder of the term.

The service charge is currently £459 per quarter. There is currently an additional payment of £388 per quarter refurbishment charge.

£155,000

PRICED TO SELL - NO ONGOING VENDOR CHAIN A spacious two bedroom first floor apartment situated within the popular Eden Square development in Urmston Town Centre. Two double bedrooms. Well appointed bathroom with separate shower. Full length west facing balcony. Open plan kitchen/living/dining. Electric heating system. Ideally positioned for the town centre facilities and train station. Must be viewed to be appreciated.



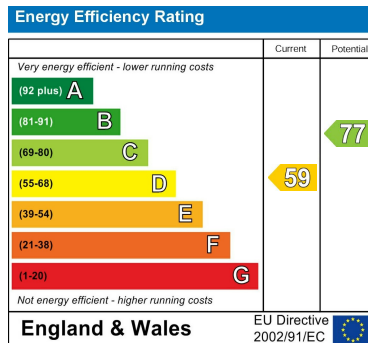


Approximate total area ⁽¹⁾
583.58 ft²
54.22 m²

(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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DIRECTIONS

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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