



New William Close
Partington
M31 4NZ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Apartment 22, 3 New
William Close
Partington
Manchester
M31 4NZ



Offers Over £135,000

A THREE BEDROOM/TWO BATH SPLIT LEVEL APARTMENT Spacious accommodation with an electric heating system and double glazing. Well presented accommodation. Open plan kitchen/living/dining space. Well positioned within the development. Additional ground floor WC. Situated in a purpose built development constructed circa 2004. Situated within communal grounds with gated parking facilities. No ongoing vendor chain. EPC Rating: 'C'. Must be viewed to be appreciated.

Entrance Hall

With a modern electric wall heater. Very useful understairs storage cupboard off. Cylinder cupboard off.

Open Plan Kitchen/Living/Dining Space

With a modern electric wall heater. Double glazed double doors with a Juliet balcony allows a fresh air flow. Further double glazed picture window. The kitchen section is fitted with a range of base and wall cupboard units and working surfaces to include an oven, hob and extractor. Tiled areas, space for fridge/freezer and plumbing for a washer.

Downstairs WC

With a low level WC and wash hand basin. Extractor fan. Mirror fitment.

Bedroom (1)

With an electric wall heater and a double glazed window. Access to:

En-Suite Shower Room/WC

With a walk-in shower, wash hand basin and low level WC. Tiled areas, extractor fan and a heated towel rail. Shaver point.

Bedroom (2)

With an electric wall heater and double glazed window.

A STAIRCASE LEADS FROM THE HALLWAY TO:

Upper Floor Landing

With a door to:



Bedroom (3)

With a modern electric wall heater and four Velux roof windows. Eaves storage off. Access to:

En-Suite Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas and heated towel rail.



Outside

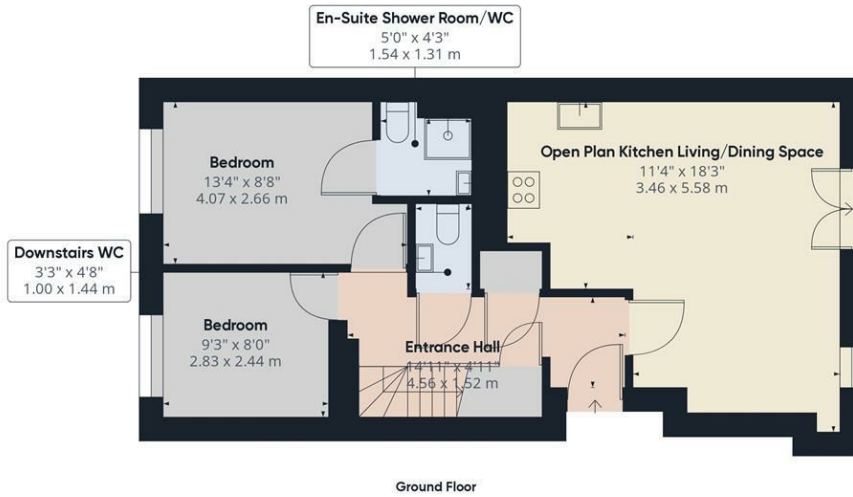
The development is set within communal grounds that incorporate gated parking facilities.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/08/2004, subject to a ground rent payable of £137 per annum.

A service charge is payable of £174 pcm (as at 27/03/2024)





Approximate total area⁽¹⁾

907.64 ft²
84.32 m²

Reduced headroom

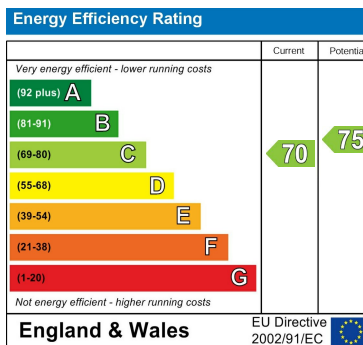
77.47 ft²
7.2 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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