



MANOR AVENUE
URMSTON

£240,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

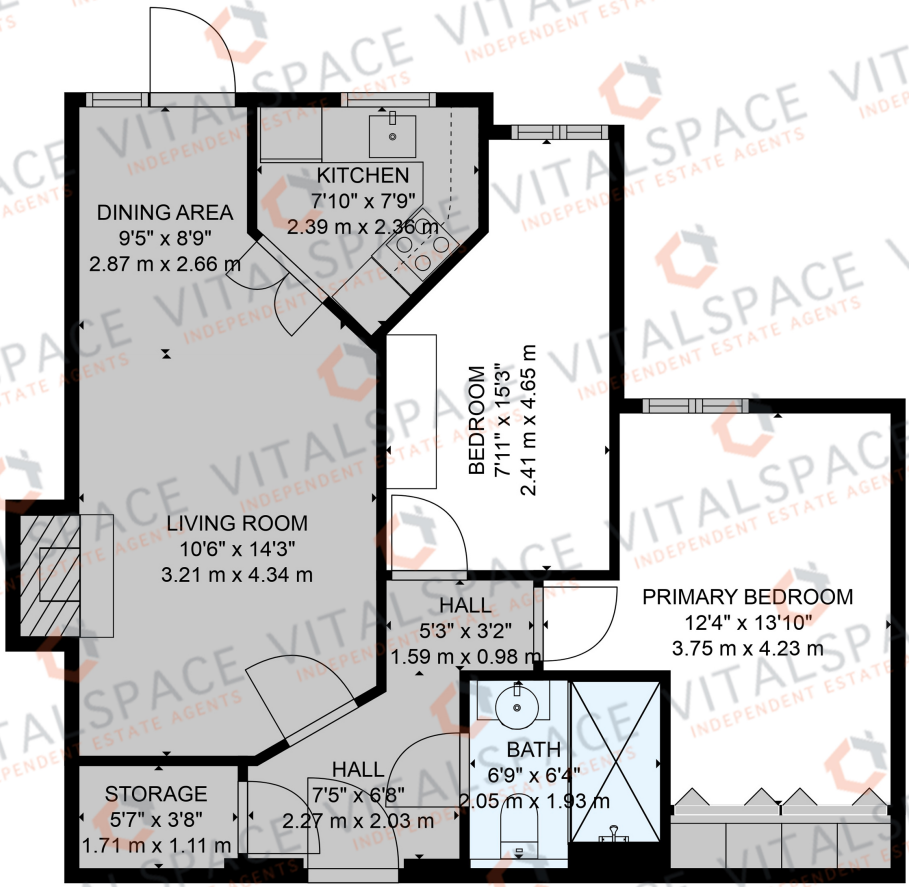


Manor Avenue, Urmston, M41 9JE

****GROUND FLOOR POSITION** - **NO ONWARD CHAIN** -
****PRIVATE PATIO AREA**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented TWO DOUBLE BEDROOM ground floor apartment situated in this always popular McCarthy & Stone development. In brief, the tastefully presented retirement apartment comprises; a warm and welcoming entrance hallway with storage, a generously sized Living/Dining room, a modern kitchen with oven and hob, two excellent sized double bedrooms and a shower room/WC. This apartment benefits from uPVC double glazing and electric heating system. One of the main attracting features of this enviable apartment is the direct access via a fixed glass door from the living room out onto a private paved patio area which attracts the morning sun. This development has the advantage of a Development Manager who, along with the Appello call system, ensures that help is always at hand. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. The development stands within pleasant, well tended communal grounds that incorporate parking areas for residents only and residents seating areas. Contact VitalSpace Estate Agents for further information.**







Features

- Two double bedrooms
- Ground floor position
- Spacious apartment
- Immaculate condition
- Outside patio area
- Electric heating system
- On site house manager
- No onward chain
- Communal facilities
- Viewing essential

Frequently Asked Questions

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.

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 82 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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