



FLIXTON ROAD
URMSTON

OFFERS OVER

£115,000



1 BEDROOM



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



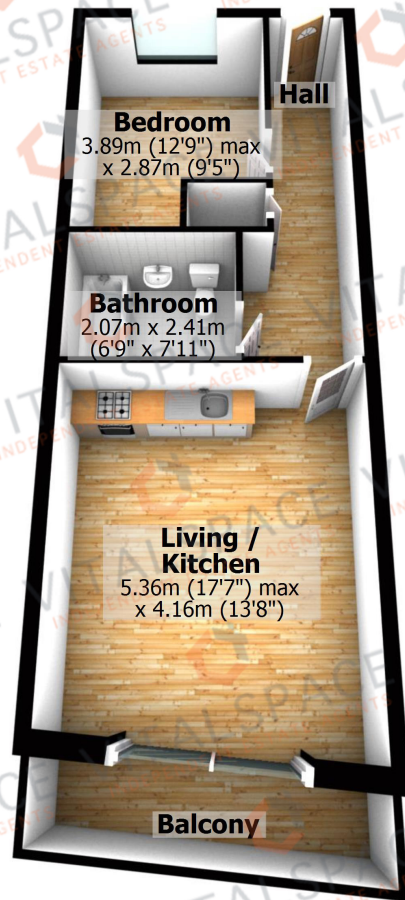
Flixton Road, Urmston, M41 5ND

****CASH BUYERS ONLY** - **NO ONWARD CHAIN** -**
VITALSPACE ESTATE AGENTS are delighted to offer for sale this stunning and well presented LARGER THAN AVERAGE ONE BEDROOM FIRST FLOOR APARTMENT situated in the 'heart' of Urmston Town Centre. Eden Square is an exciting and vibrant modern development, offering convenience and easy living. Transport is on your doorstep with bus routes and the main line train into Manchester. The well presented contemporary accommodation comprises; welcoming entrance hallway, a spacious 17ft living room which opens into a modern fitted kitchen with black gloss wall and base units. The entrance hallway also leads into a luxury three piece bathroom suite and a large double bedroom. This apartment is warmed by electric heaters and is fully double glazed. Externally there is a full width balcony overlooking Flixton Road and off road parking within a secure residents car parking area. Contact VitalSpace Estate Agents to arrange an internal inspection.





First Floor



Features

- One bedroom apartment
- First floor position
- Larger style apartment
- Overlooking Flixton Road
- Black gloss kitchen
- Central Urmston location
- Open aspect views
- Cash buyers only
- No onward chain
- Viewing essential

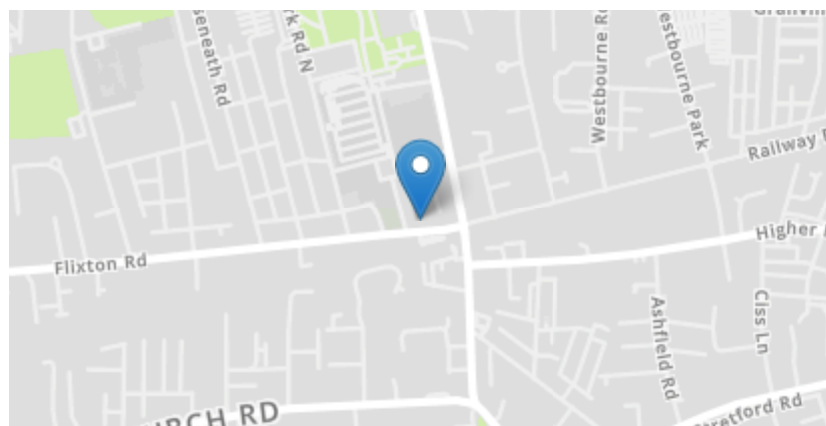
Frequently Asked Questions

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

A ground rent is payable of £500 per annum. From 01/01/2039 the ground rent increases to £600 for the remainder of the term.

A service charge is payable of £115.98 per month which includes buildings insurance and communal hallway cleaning

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	73	73
(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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