



FLIXTON ROAD  
URMSTON

£135,000

 1 BEDROOM

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Flixton Road, Urmston, M41 5ND

**\*\*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.

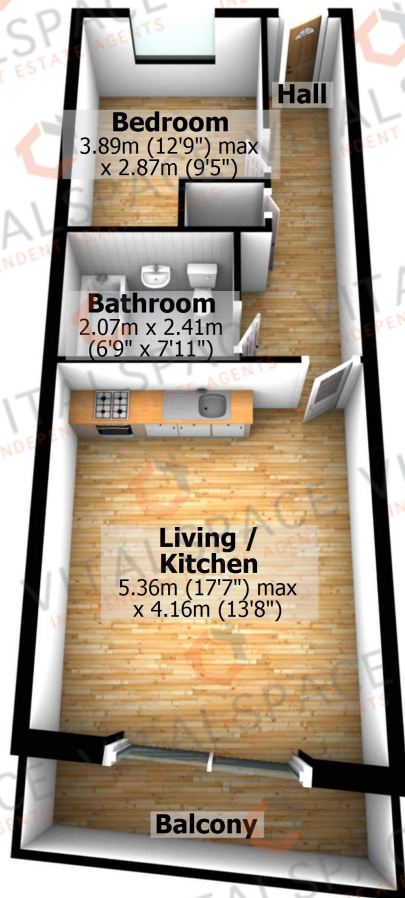








## First Floor



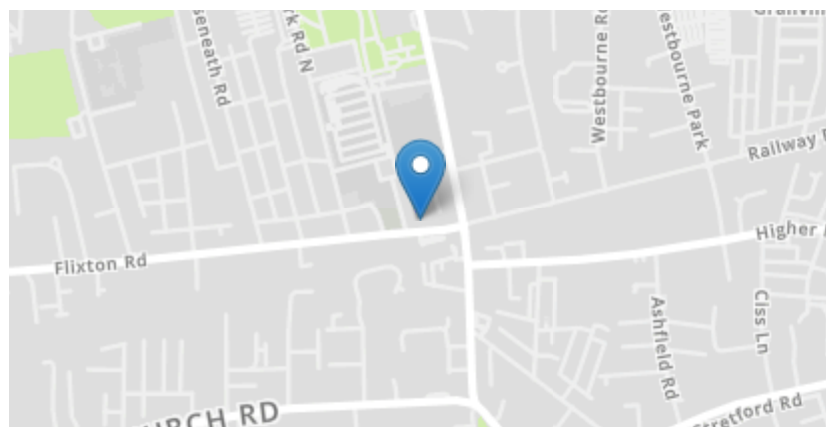
## Features

- One bedroom apartment
- First floor position
- Larger style apartment
- Overlooking Flixton Road
- Black gloss kitchen
- Central Urmston location
- No onward chain
- Viewing essential

## Frequently Asked Questions

We are informed that the property is Leasehold with a ground rent payable of £250.00 per annum (150 year lease). A service charge is also payable at a rate of £213.69 per quarter which includes buildings insurance and communal hallway cleaning. All apartments come with a 10 year ( 4 years remaining) premier guarantee warranty. Two bin stores per level.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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