



ST CLEMENTS FOLD
URMSTON

£135,000

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



St Clements Fold, Urmston, M41 9ST

****CALLING ALL FIRST TIME BUYERS & BUY TO LET INVESTORS**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale as well appointed **ONE DOUBLE BEDROOM** second floor apartment situated within the St Clements fold development, just off Higher Road in Urmston. Ideally placed to enjoy the ever growing amenities of the area and transport links, in brief the attractive apartment briefly comprises; a welcoming hallway, living room with Juliet balcony, a modern fitted kitchen, three piece bathroom suite and the double bedroom. The property is warmed by electric storage heaters and is UPVC double glazed. Externally the development is situated within pleasant communal grounds with ample parking. This apartment is an offering for any first time buyer, house mover or buy to let investor. An internal inspection is highly recommended. Contact VitalSpace Estate agents for further information.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(66 to 68) D</p> <p>(39 to 64) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	72	59	61
<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales & N.Ireland</p> <p>EU Directive 2002/91/EC</p>	