



MANOR AVENUE URMSTON

OFFERS OVER

£200,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 NO CHAIN



VITALSPACE

INDEPENDENT ESTATE AGENTS



Manor Avenue, Urmston, M41 9JE

****NO CHAIN**** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this exceptionally well presented **TWO DOUBLE BEDROOM** retirement apartment located within the ever popular St Clements Court development in Urmston. St Clement Court was constructed by McCarthy and Stone and is surrounded by landscaped well maintained communal gardens with seating areas. A secure intercom access system allows entry into the building with each apartment having its' own entrance door. This first floor apartment offers accommodation presented in excellent order and comprises; welcoming entrance hallway with a large storage cupboard, a 19ft living room, a modern kitchen, two double bedrooms and a three piece shower room. Further benefits include uPVC double glazed, electric storage heaters, a lift and a large communal living room. This apartment is within walking distance of Urmston town centre and close to transport links including Urmston train station and motorway links. Contact VITALSPACE ESTATE AGENTS for further information.





First Floor



Features

- Two double bedrooms
- First floor apartment
- No onward chain
- Convenient location
- Retirement development
- Moder fitted kitchen
- Three piece shower room
- Communal gardens

Frequently Asked Questions

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.

Service charge of £2778.00 per year

Ground rent of £230.00 per year

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 to 100)	A		
(81 to 91)	B	84	86
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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