



MANOR AVENUE
URMSTON

£225,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

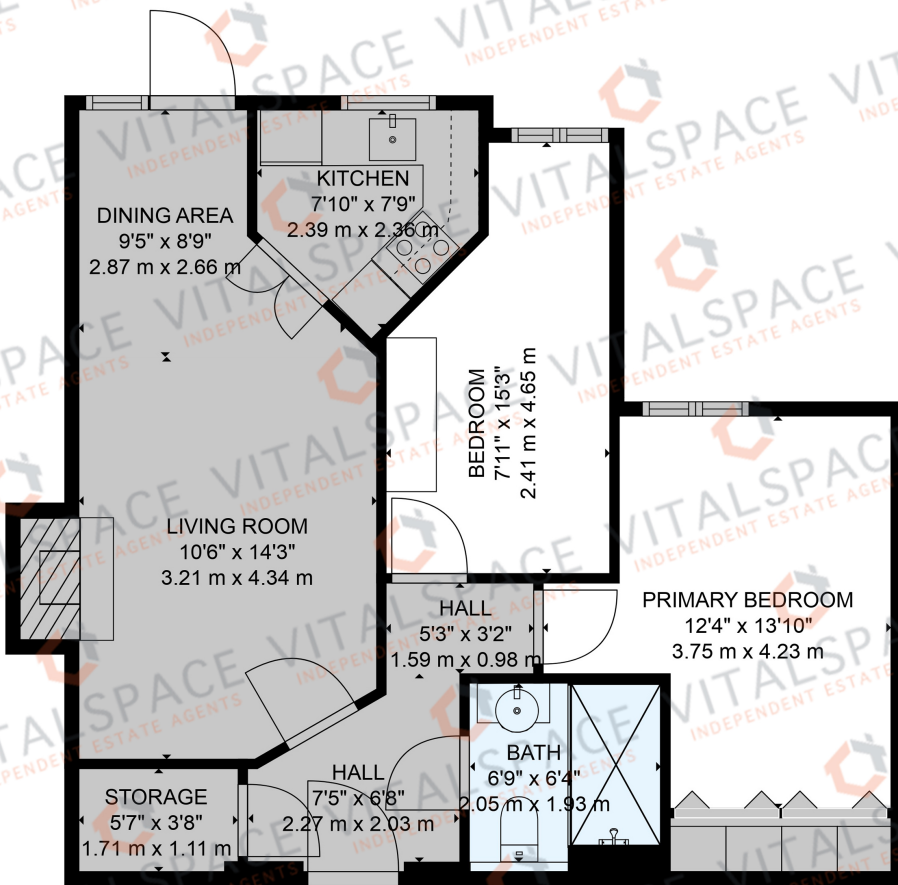


Manor Avenue, Urmston, M41 9JE

****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







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

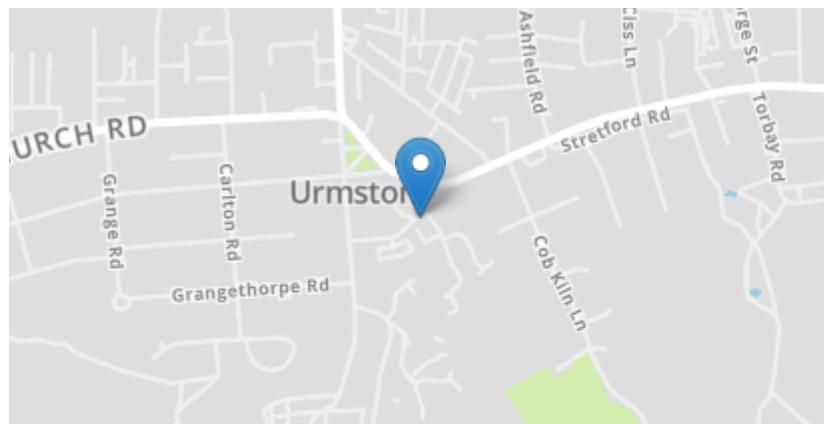
Additional Information

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	83
EU Directive 2002/91/EC		

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