



FLIXTON ROAD
URMSTON

£135,000

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Flixton Road, Urmston, M41 5ND

****NO CHAIN** - **EXCELLENT BUY TO LET PROPERTY** -**
VitalSpace Estate Agents are delighted to offer for sale this stunning and well presented ONE BEDROOM TOP 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 living room which opens into a modern fitted kitchen with white 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.





Top Floor



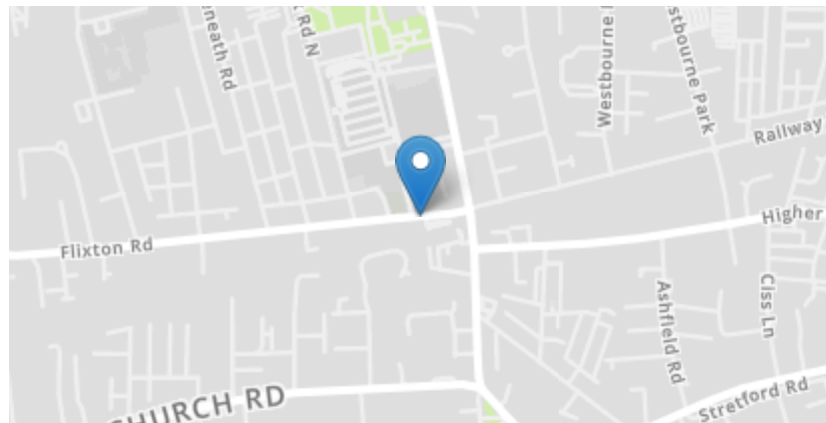
Features

- One double bedroom
- Top floor apartment
- Central Urmston location
- Secure gated parking
- Full width balcony
- High gloss kitchen
- 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 - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.