



TALBOT ROAD
STRETFORD

£235,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS



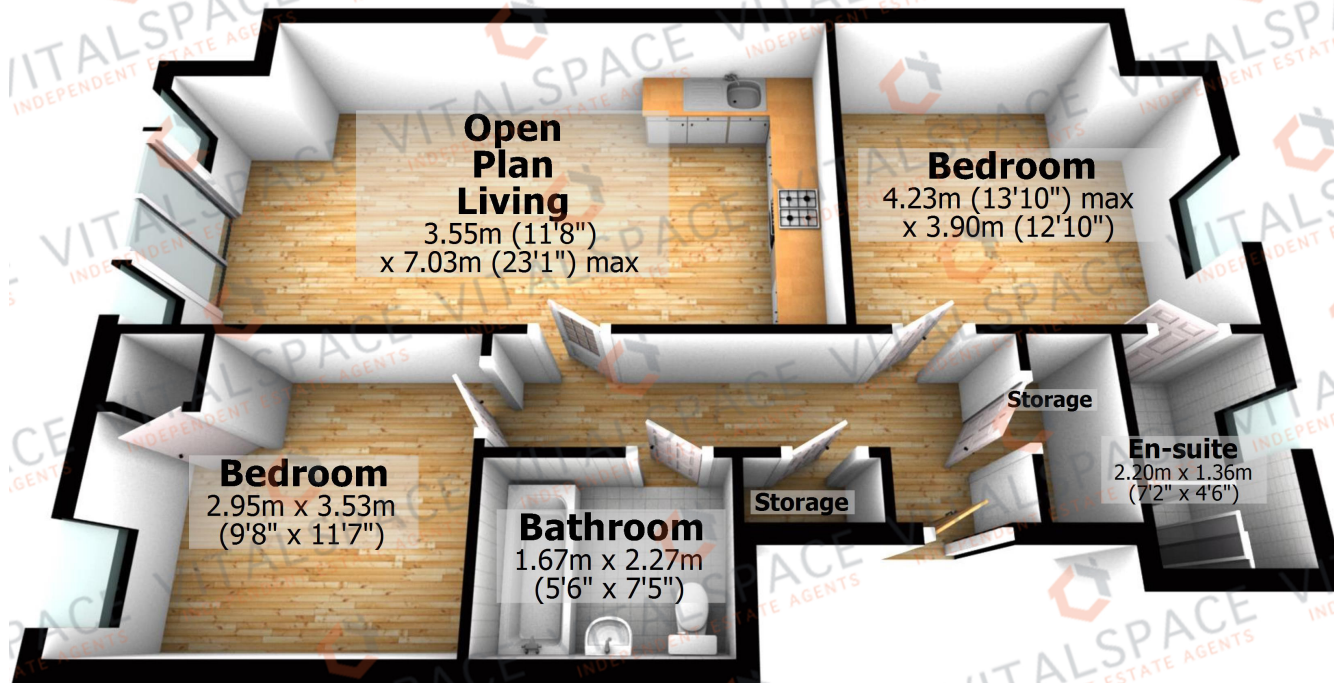
Talbot Road, Stretford, M32 0FY

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented first floor apartment, situated in a sought after recently built development just short distance from the Stretford Metro-link station. Offering easy commuter connections through to MediaCity UK, Manchester City Centre, and numerous hospitals, including Manchester Royal Infirmary and Withington Hospital. This development is accessed via secure electric gates and provides allocated parking. Internal features include an open-plan living room and contemporary design fitted kitchen with integral appliances, two generously sized double bedrooms, the master serviced by an en-suite shower room alongside a bathroom encompassing a three piece white bathroom suite. This beautiful apartment forms part of a stunning development which has been recently completed by renowned developer Miller Homes. Externally, a shared garden space can be found in the middle of the development. Situated just a few yards from the A56 and just over a mile from the M60 Manchester Outer Ring Road. It offers a drive time of less than fifteen minutes into Manchester city centre. Old Trafford and Stretford Metro link stations are both within fifteen minutes walk of the development and boasts plentiful amenities all within walking distance including shops, supermarkets and several eateries. Contact VitalSpace Estate Agents to arrange an internal inspection.





First Floor



Features

- Two double bedrooms
- First floor apartment
- 67 sqm / 720 sqft
- Built in 2021
- Gated car parking
- Immaculate presentation
- Conveniently located
- En-suite shower room
- Communal gardens
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 3 years

How old is the boiler and when was it last inspected? Gas central heating - last serviced 01/02/2024

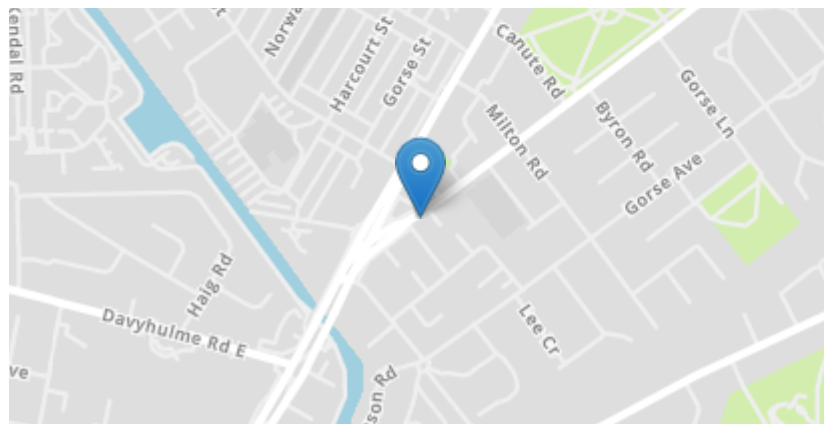
Leasehold - 247 years remaining

Ground rent - £250 per annum

Service charge - £1100 per annum

Reasons for sale of property? Upsizing

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	84	84
(69-80) C		
(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	

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