



HARCOURT CLOSE
URMSTON

£185,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- E



VITALSPACE
INDEPENDENT ESTATE AGENTS



Harcourt Close, Urmston, M41 9NB

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to bring to market this well presented two bedroom apartment located in a highly sought after area of Urmston. The property is being sold with no onward chain and is situated on the top floor of the development to the rear, boasting stunning views over the meadows beyond. The development itself is set within beautiful communal grounds with residents and visitor parking. In brief the well proportioned accommodation comprises; entrance hallway with excellent storage cupboards, two good sized bedroom, a contemporary three piece white shower room, a spacious living/dining room and a modern fitted kitchen. The property is warmed by way of under floor heating and is double glazed throughout. Harcourt Close is a highly sought after development in Urmston and benefits from being in the catchment area for many of Trafford's schools, both comprehensive and selective. It's convenient location provides fantastic links to the M60 motorway and it is only a short walk from Urmston train station, connecting prospective purchasers to Manchester City Centre in 15 minutes. A conveniently located, well presented property ideal for any first time buyer. Contact VitalSpace Estate Agents to arrange an internal inspection.







TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Features

- Two bedrooms
- Top floor position
- Under floor heating
- uPVC double glazing
- Communal gardens
- Viewing recommended
- No onward chain
- Ideal first time home

Frequently Asked Questions

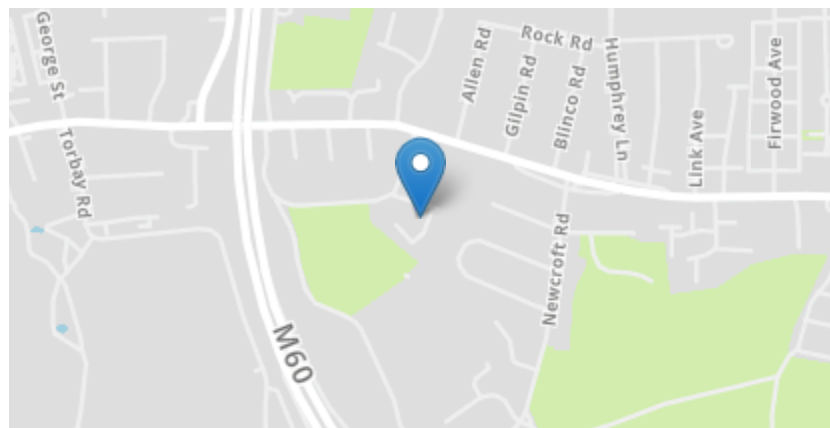
Tenure: A service charge is payable of £80 per calendar month.

The tenure of the property is LEASEHOLD for the residue of 999 years.

How long have you owned the property for? 5 years

How old is the boiler and when was it last inspected? Underfloor electric

Reasons for sale of property? 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	54	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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