



Queens Court, Woodsend Road  
Flixton  
M41 8GR

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

Queens Court  
Woodsend Road  
Flixton  
Manchester  
M41 8GR



### Ground Floor Entrance

With stairs off to the first floor rooms.

### Landing

With two storage cupboards off where the Worcester combination gas central heating boiler is located. Radiator.

### Double Bedroom

With an aspect over parkland. Radiator.

### Lounge

With a double glazed bay window with an aspect over parkland. Radiator.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Electric hob with extractor above and built in oven.. Radiator. Plumbing for a washer.

### Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window. Radiator. Timber panelled decor.

### Outside

The development stands within well tended communal gardens. Residents parking area.

### Additional Information

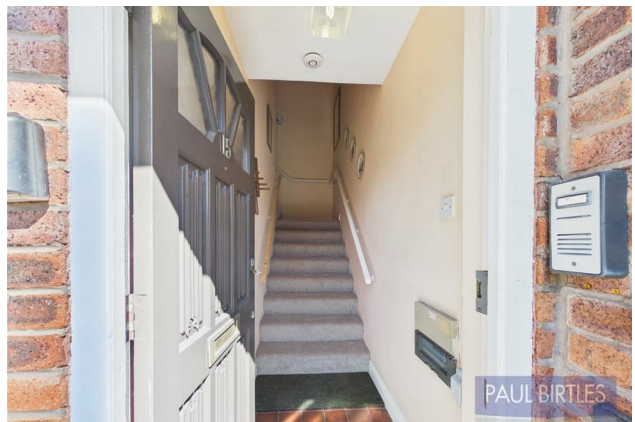
Additional Information - The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/1989.

A ground rent is payable of £284.60 per annum. (Payable to Estates & Management). A service charge is payable of £124.02 per month. (Managing Agent is Stevenson Whyte).

£160,000

#### \*NO ONGOING VENDOR CHAIN\*

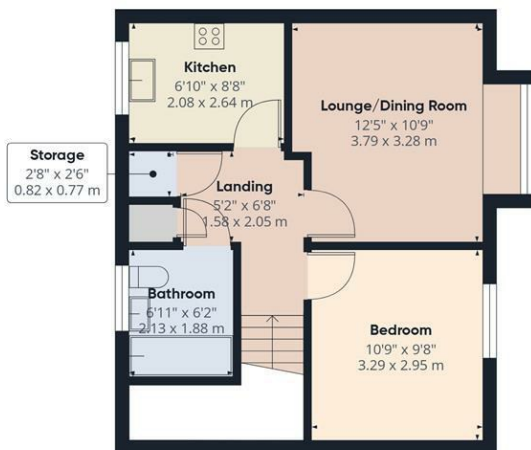
A spacious one bedroom first floor retirement apartment. Suitable for persons aged 60 and above. Well positioned within the development. Own entrance door. Views over parkland from the living room. Well appointed bathroom. Useful outside store. Communal gardens and residents parking. Within easy reach of local shops, transport links and local amenities. Virtual Tour Available. Must be viewed to be appreciated. Approx 454 sq ft.



**Ground Floor Entrance**  
3'4" x 4'9"  
1.03 x 1.45 m



Ground Floor



Floor 1




**Approximate total area<sup>(1)</sup>**  
454 ft<sup>2</sup>  
42.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

**CONTACT**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

