



Cavendish Court, Cavendish Road
Urmston
M41 0XJ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 5 Cavendish Court
Cavendish Road
Urmston
Manchester
M41 0XJ



2



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1



£195,000

NO ONGOING VENDOR CHAIN A spacious well presented two bedroom first floor apartment with the benefit of a garage. Approx 646 sq ft. Two double bedrooms, lounge/dining room, fitted kitchen and well appointed bathroom. Situated in a most convenient location within easy reach of the facilities available in Urmston Town Centre, including shops, restaurants, train station etc. Must be viewed to be appreciated. Suitable for a variety of purchasers. Virtual Tour Available.

Entrance Hall

With a radiator and storage cupboard. Spotlighting. Open to:

Lounge/Dining Room

With a double glazed window to the front elevation. Radiator. Wall mounted electric fire.

Kitchen

With a range of base and wall cupboard units incorporating a one and a half bowl stainless steel sink unit. Gas hob and built in oven/grill with extractor above. Plumbing for a washer. Radiator. Wall mounted Glow-Worm combination gas central heating boiler. (Installed November 2024). Double glazed window to the rear elevation. Spotlighting. Integrated fridge/freezer. Tiled splash backs.

Bedroom (1)

With a double glazed window to the front elevation. Radiator.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. A shower is installed over the bath with an anti-splash screen fitted. Chrome ladder radiator. Fully tiled. Double glazed window to the rear.

Outside

The development stands in communal grounds and has the benefit of a garage in an adjacent block.

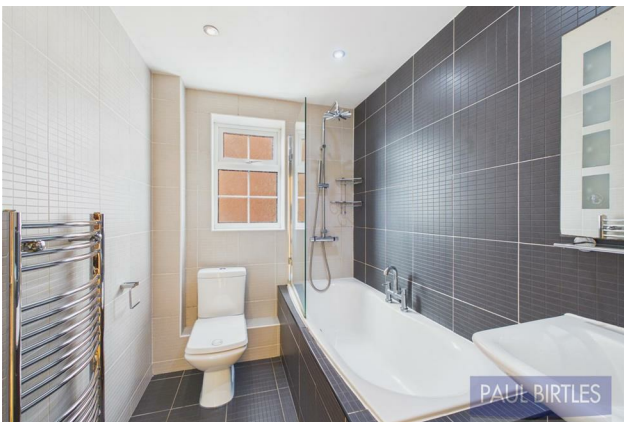
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 29/09/1976 subject to an annual ground rent of £20.

A service charge is payable of £100 pcm.

Valid Electrical Condition Inspection Report until 01/09/2030.

Valid landlord gas safety certificate until 14/02/2027.





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
779 ft²
72.5 m²

(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
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	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.

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