



Village Court, 1 Carrington Road  
Flixton  
M41 6HT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 5 Village Court  
1 Carrington Road  
Flixton  
Manchester  
M41 6HT



£270,000

\*A GROUND FLOOR TWO BEDROOM / TWO BATHROOM APARTMENT LOCATED WITHIN THE SOUGHT AFTER VILLAGE COURT DEVELOPMENT\* A gated development with extensive communal gardens. Approx 663 sq ft. Open plan kitchen/dining/living room. Well appointed bathroom and en-suite shower room to the master bedroom. Poggenpohl fitted kitchen with integrated appliances. Gas central heating. Must be viewed to be appreciated. Virtual tour available.

### Entrance Hall

With engineered oak flooring. Good sized storage/cloaks cupboard off. Radiator. Door entry system control point.

### Open Plan Kitchen/Dining/Living

The kitchen area is fully fitted with a range of base and wall Poggenpohl kitchen units and working surfaces incorporating an inset stainless steel sink unit with mixer tap. Integrated fridge/freezer, washing machine and dishwasher. AEG oven and induction hob with extractor canopy. Undercounter lighting. Tiled splashbacks. Matching cupboard off housing the gas central heating boiler. The living area has a double glazed bay window. Radiator.

### Bathroom

With a suite comprising Jacuzzi spa bath, low level WC and pedestal wash hand basin. Extractor fan. Tiled areas. Spotlighting.

### Bedroom (1)

With a double glazed window to the side elevation. Radiator. Engineered oak flooring. Spotlighting. Door off to:

### En-Suite Shower Room/WC

With a low level WC, pedestal wash hand basin and shower unit. Chrome ladder radiator.

### Bedroom (2)

With a double glazed window. Engineered oak flooring. Radiator.

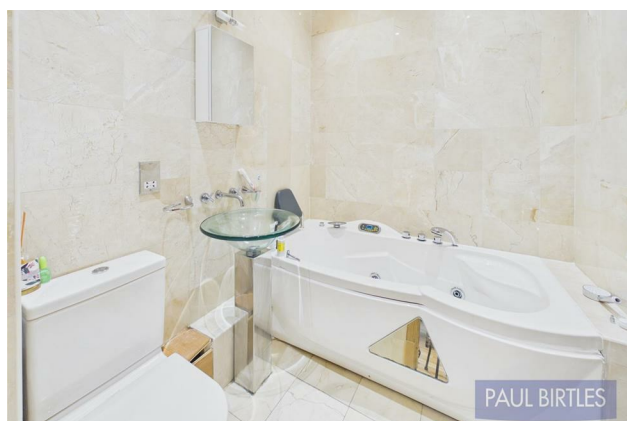
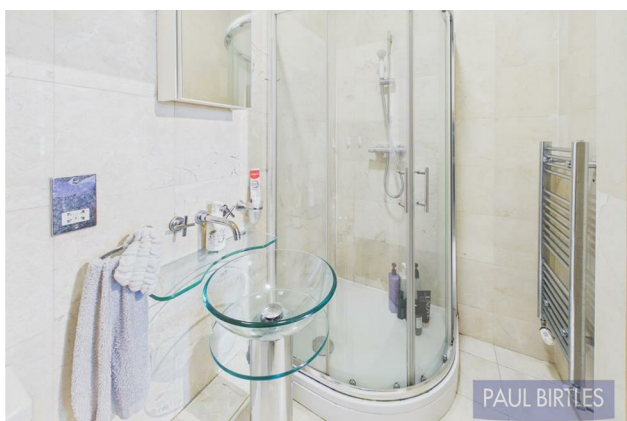
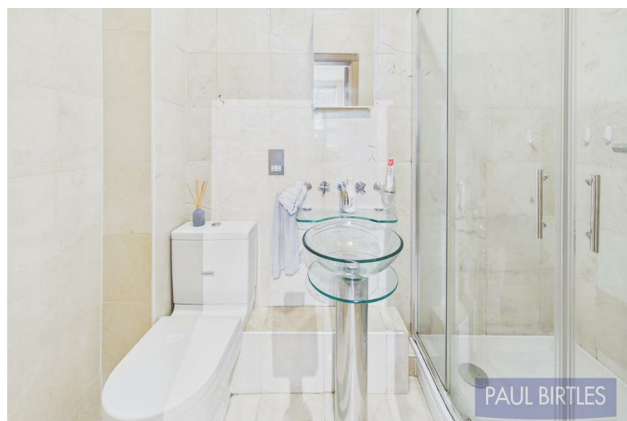
### Outside

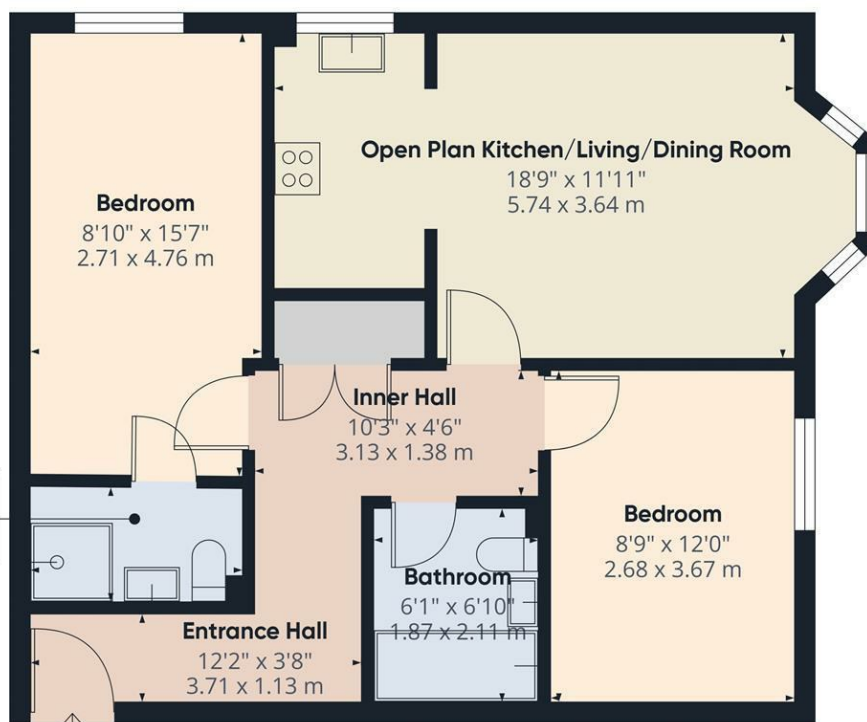
The development stands within beautifully maintained communal grounds, that incorporate parking area with allocated parking space.

### Additional Information

The tenure of the property is LEASEHOLD of 999 years from 01/01/2005, subject to an annual ground rent of £250.

A service charge is payable of £150 pcm. Lift access to all floors.





Approximate total area<sup>(1)</sup>  
663 ft<sup>2</sup>  
61.5 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 |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT