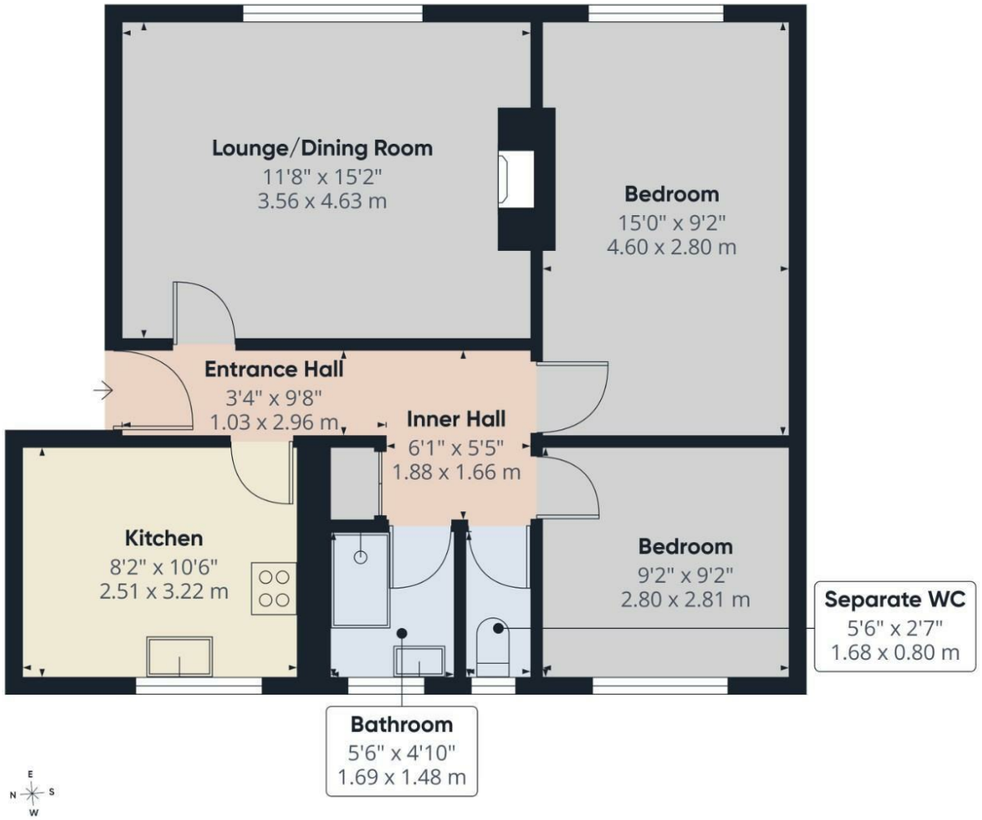


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Approximate total area(1)
607 ft²
56.4 m²

(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









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PAUL BIRTLES
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Brentwood House, Flixton Road
Flixton
M41 5GS

PAUL BIRTLES
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Apartment 18 Brentwood House, Flixton Road
Flixton
M41 5GS

£200,000
Leasehold

2 | 1 | 1 | C

NO ONGOING VENDOR CHAIN A two bedroom second floor flat within a popular and well regarded development. Spacious accommodation of approx 607 sq ft. Gas central heating system-combination boiler. Double glazed windows. Good sized lounge/dining room and fitted kitchen. Shower room and separate WC. Occupying a most convenient location close to Flixton Station and opposite Flixton House and Flixton Park. Within easy reach of local amenities. Must be viewed to be appreciated. Lease extension recently completed. Virtual Tour Available.

Entrance Hall
With door entry control, radiator and loft access point. Linen/airing cupboard off.

Lounge/Dining Room
With a double glazed window to the front overlooking Flixton House. Radiator. Coal effect gas fire set within a feature fireplace and surround.

Breakfast Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Built in oven and electric hob with extractor canopy above. Space for undercounter fridge and freezer. Tiled splashbacks with USB sockets. Double glazed window to the rear. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Radiator.

Bedroom (1)
With a double glazed window to the front elevation and an outlook towards Flixton House and Flixton Park. Radiator. Excellent range of fitted wardrobes.

Bedroom (2)
With a double glazed window to the rear elevation. Radiator.

Shower Room
With a walk-in shower with anti-splash screen fitted and pedestal wash hand basin. Chrome ladder radiator. Double glazed window to the rear. Tiled areas.

Separate WC
With a low level WC and double glazed window to the rear. Tiled areas. Radiator,

Outside
The development is set within communal grounds with bin stores etc to the rear.

Additional Information
The lease for the apartment has just been extended for a further 90 years and will now expire on 24/12/2168. The original lease was dated from 25/12/1979.

A service charge is payable of £1014.59 every six months.



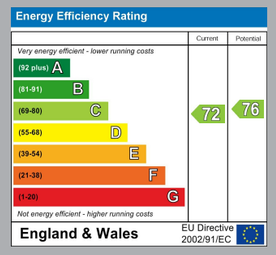


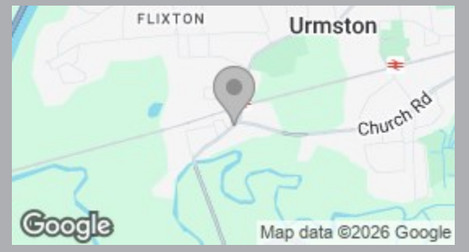












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