



The Hawthorns, 114 Edge Lane
Stretford
M32 8QA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

**Apartment 45 The
Hawthorns
114 Edge Lane
Stretford
Manchester
M32 8QA**



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£90,000

A ONE DOUBLE BEDROOM SECOND FLOOR RETIREMENT APARTMENT FOR PERSONS AGED 60 AND ABOVE A development occupying a really generous plot with excellent parking areas for residents and visitors. Pleasant views from the development, towards Turn Moss playing fields, across the communal gardens. Situated on Edge Lane, directly opposite Longford Park, where there are many, varied facilities available. Electric heating system and double glazing. Lounge, fitted kitchen and well appointed shower room. No ongoing vendor chain. Must be viewed to be appreciated. Approx 445 sq ft. Virtual Tour Available.

Entrance Hall

With excellent fitted storage with mirror fronted sliding doors.

Double Bedroom

With a storage heater and a double glazed window to the side elevation. Wall light points.

Shower Room/WC

With a walk-in shower enclosure with Triton electric shower. Vanity wash hand basin/low level WC combined. Spotlighting. Contemporary tiling.

Lounge/Dining Room

With a double glazed picture window and storage heater. Wall light points. Electric fire set within a feature surround. Open to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Undercounter lighting. Space for fridge/freezer and cooker.

Outside

The development stands within well tended communal grounds that incorporate parking facilities for residents and visitors. (Allocated parking available at an additional cost).

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/1988, subject to an annual ground rent of £135.

A service charge is payable of £341.33 pcm. We are advised by the seller that the service charge covers all repairs to the fabric of the building but nothing within the internals of the apartment. The service charge also covers servicing, decorating (communal areas), garden maintenance and sinking fund.

Annual building insurance: £160.00

About The Development

The Hawthorns is managed by Commerson Estate Management and incorporates 52 flats built circa 1989. There's a lift to all floors, a residents' lounge, laundry, guest facilities a courtyard area in addition to the communal gardens. The development is wheelchair friendly and is conveniently situated for public transport etc. Cats and dogs are generally accepted, but are not to be replaced (To be confirmed on an individual basis).



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Storage

5'9" x 2'0"
1.76 x 0.63 m

Entrance Hall

9'11" x 3'5"
3.04 x 1.04 m

Shower Room/WC

6'6" x 6'2"
1.98 x 1.90 m

Kitchen

6'9" x 6'9"
2.06 x 2.08 m

Double Bedroom

14'1" x 8'9"
4.31 x 2.67 m

Lounge/Dining Room

17'4" x 10'3"
5.31 x 3.14 m

Approximate total area⁽¹⁾

445 ft²
41.3 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		81
(69-80) C	73	
(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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