







Villlage Court, 1 Carrington Road

Flixton

M41 6HT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apt 15 Village Court
1 Carrington Road
Flixton
Trafford
M41 6HT

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Offers Over £300,000

AN IMMACULATELY PRESENTED AND STYLISHLY FINISHED TWO BEDROOM/TWO BATHROOM LUXURY APARTMENT LOCATED WITHIN THE SOUGHT AFTER VILLAGE COURT DEVELOPMENT A gated development with extensive communal gardens. Approx 662 sq ft. Open plan kitchen/living room. Beautifully appointed bathroom and en-suite shower room to the master bedroom. Poggenpohl fitted kitchen with integrated appliances. High quality fixtures and fittings. Gas central heating. Occupying a second floor position with lift access to all floors. Must be viewed to be appreciated. Virtual tour available.

Entrance Hall
With engineered oak flooring. Good sized storage/cloaks cupboard off. Radiator with a decorative cover. Door entry system control point.

Open Plan Lounge/Dining/Kitchen
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. Matching cupboard off housing the gas central heating boiler. The living area has a double glazed bay window with fitted plantation shutters. Radiator.

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

Bedroom (1)
With a double glazed window with fitted plantation shutter. Radiator. Engineered oak flooring. Spotlighting. Door off to:

En-Suite Shower Room
With a low level WC, pedestal wash hand basin and shower unit. Chrome ladder radiator. Fully tiled. LED mirror.

Bedroom (2)
With a double glazed window with fitted plantation shutter. Engineered oak flooring. Radiator. Currently utilised by the current owner as a separate dining room/home office.

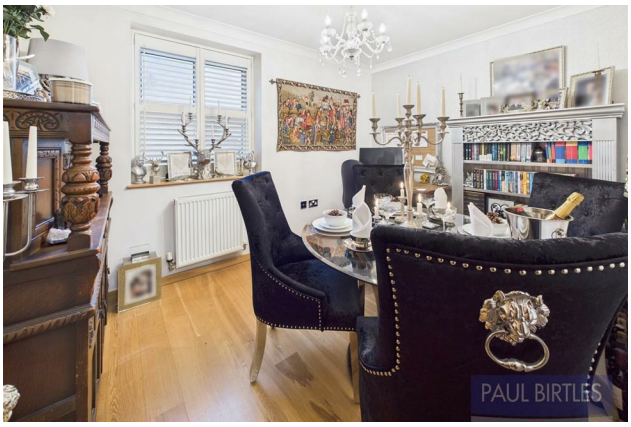
Outside
The development stands within beautifully maintained communal grounds, that incorporate parking area with allocated parking space.

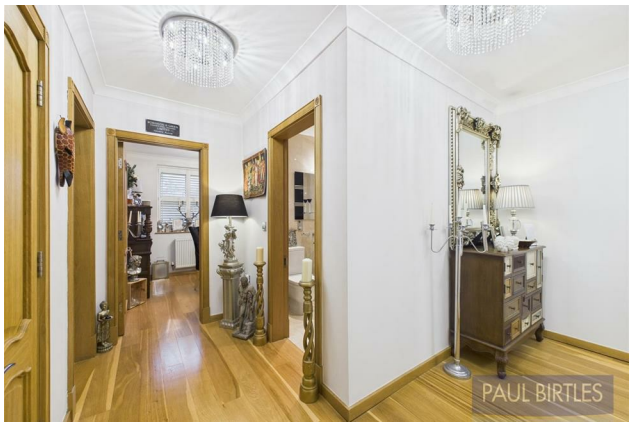
Additional Information
The tenure of the property is LEASEHOLD of 999 years from 01/01/2005, subject to an annual ground rent of £250.

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


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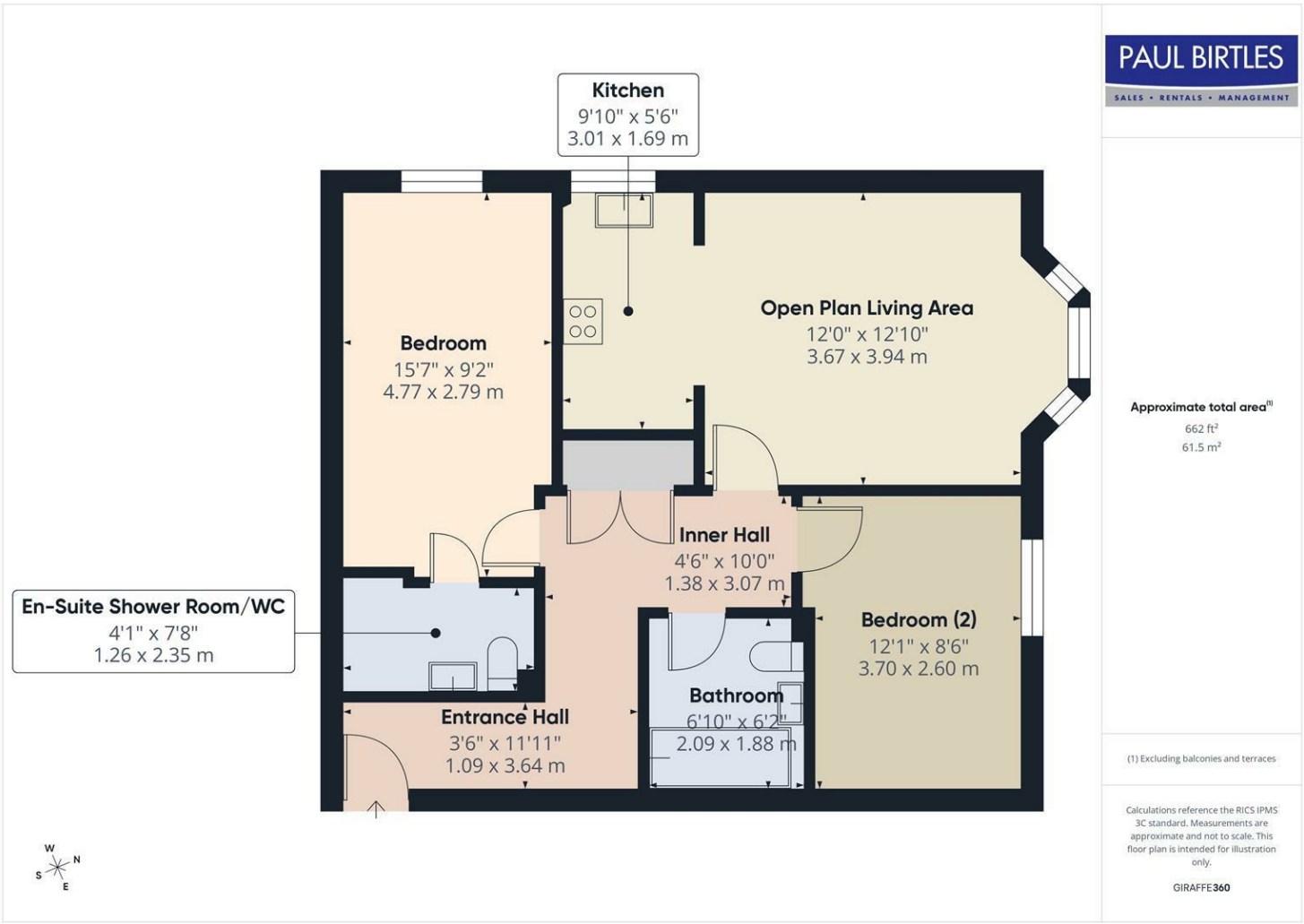

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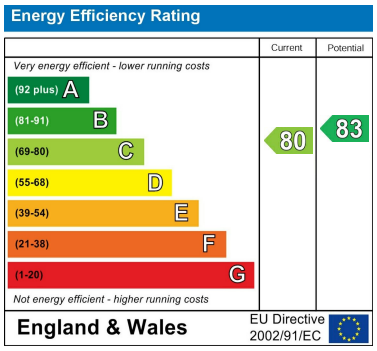

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour 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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