







Queens Court, Woodsend Road

Flixton

M41 8GR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Flat 15 Queens Court
Woodsend Road
Flixton
Trafford
M41 8GR


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£150,000

NO ONGOING VENDOR CHAIN
A spacious one bedroom first floor retirement apartment. Suitable for persons aged 60 and above. Well positioned within the development. Own entrance door. Views over parkland from the living room. Well appointed bathroom. Useful outside store. Communal gardens and residents parking. Within easy reach of local shops, transport links and local amenities. Virtual Tour Available. Must be viewed to be appreciated. Approx 454 sq ft.

Ground Floor Entrance
With stairs off to the first floor rooms.

Landing
With two storage cupboards off where the Worcester combination gas central heating boiler is located. Radiator.

Double Bedroom
With an aspect over parkland. Radiator.

Lounge
With a double glazed bay window with an aspect over parkland. Radiator.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Electric hob with extractor above and bult in oven.. Radiator. Plumbing for a washer.

Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window. Radiator. Timber panelled decor.

Outside
The development stands within well tended communal gardens. Residents parking area.

Additional Information
Additional Information - The tenure of the property is LEASEHOLD for the residue of 125 years from 01/01/1989.

A ground rent is payable of £284.60 per annum. (Payable to Estates & Management). A service charge is payable of £124.02 per month. (Managing Agent is Stevenson Whyte).


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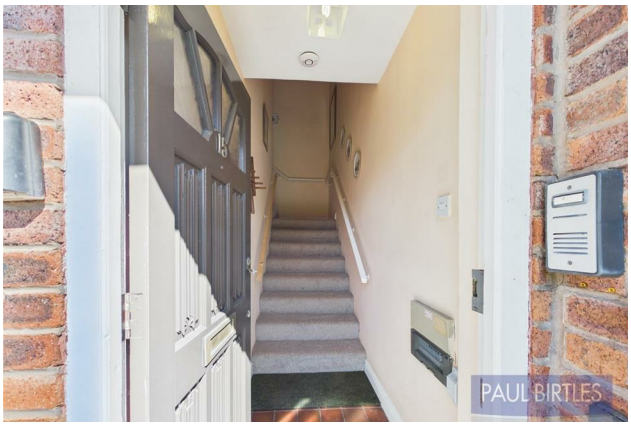

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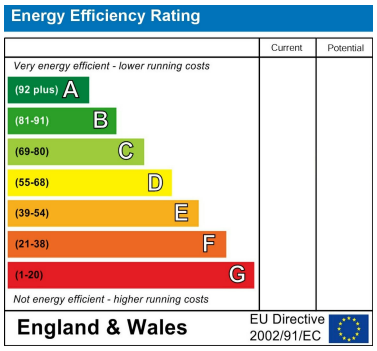

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour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