







St Clement Court, 9 Manor Avenue

Urmston

M41 9JE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 31 St Clement
Court 9 Manor Avenue
Urmston
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£130,000

A BRIGHT AND AIRY ONE DOUBLE BEDOOM RETIREMENT APARTMENT Favourably positioned within the development on the second floor. Specifically for persons aged 60 and above. Situated adjacent to the facilities available within Urmston Town Centre. Hall with storage off. Well appointed shower room/WC. Good sized lounge/dining room. Fitted kitchen with oven and hob. Electric heating system and double glazing. Communal lounge, laundry room and gardens with seating area within the development. House manager in situ. Guest suite for visitors. Must be viewed to be appreciated. No ongoing vendor chain. Lift to all floors.

Entrance Hall
With a useful storage cupboard off where the Gledhill Pulsacoil electric thermal cylinder is located.

Lounge/Dining Room
With a double glazed window providing a pleasant outlook. A coal effect fire is set within a feature fireplace and there's an electric radiator. Double doors provide access to:

Kitchen
With a single drainer stainless steel sink unit and range of base and wall cupboard units and working surfaces incorporating an oven, electric hob and extractor. Tiled areas, double glazed window and space for appliances.

Double Bedroom
With a double glazed window providing a pleasant outlook. Good range of mirror fronted fitted wardrobes and storage space. Electric storage heater.

Shower Room/WC
With a walk-in shower enclosure, wash hand basin with storage space below and a low-level WC. Tiled decor, heated towel rail and there's a Dimplex electric fan heater. Extractor fan.

Outside
The development stands within pleasant, well tended communal grounds that incorporate parking areas for residents only and a sitting area for residents.

Development Features
CCTV, door entry and alarm systems in situ. Security and fire protection system. 24 Hour emergency call system. Economy 7 electric heating. Residents lounge, laundry room and guest suite within the development.

Additional Information
Leasehold for the residue of 125 years from the 1st of April 2004, subject to an annual ground rent of £395.

A service charge is payable of £2480.42 per annum. Payment is due in two instalments of £1240.21 on 01/03/2026 and 01/09/2026.


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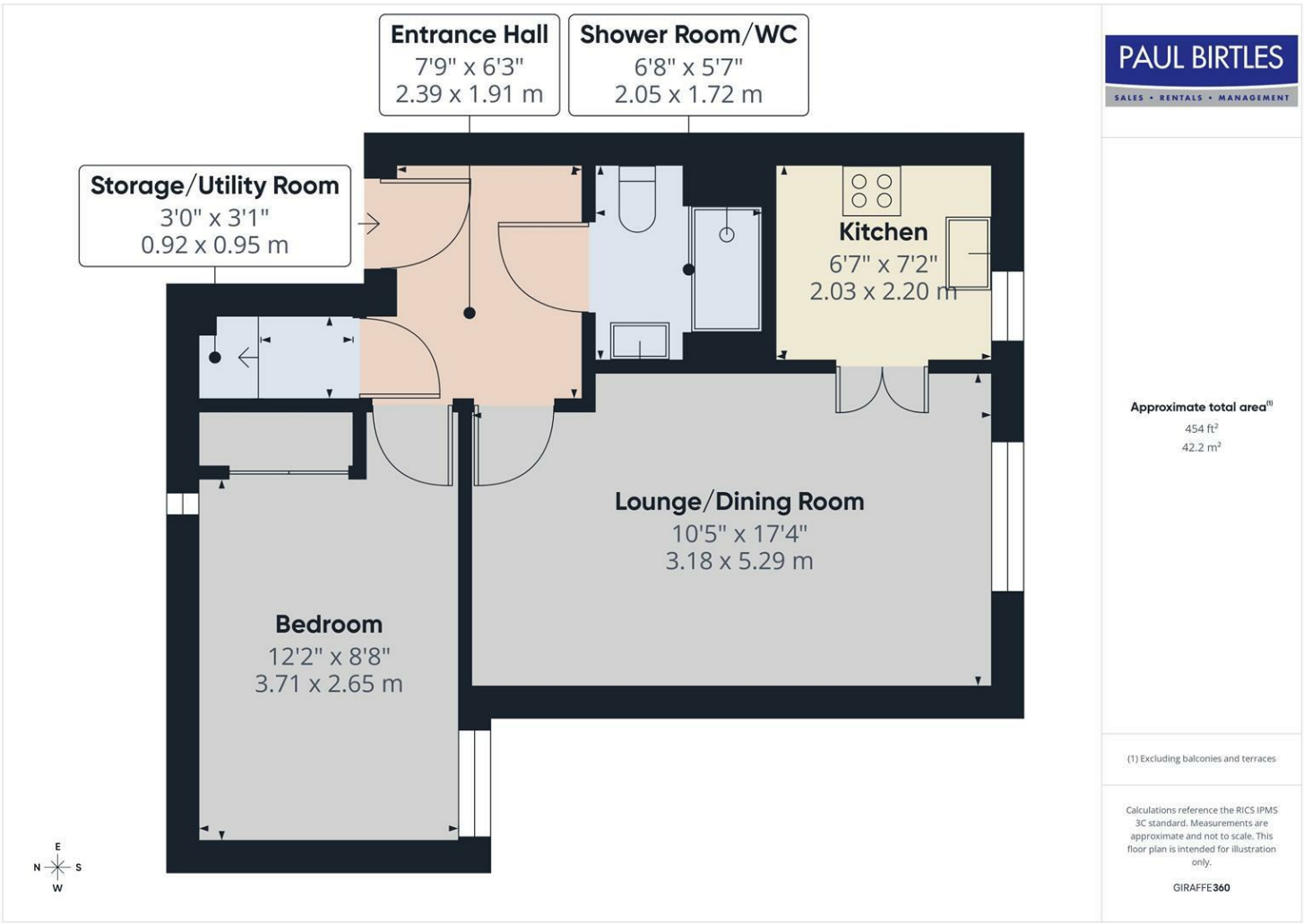

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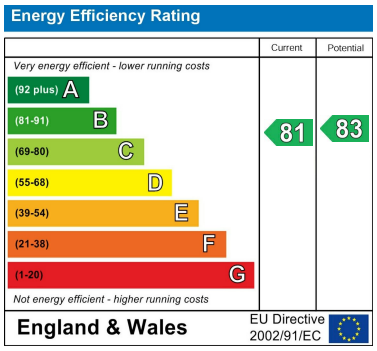

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour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