







Village Court, 1 Carrington Road

Manchester

M41 6HT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 13 Village Court, 1 Carrington Road
Flixton
Manchester
M41 6HT

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Offers Over £325,000

A STUNNING LUXURY APARTMENT SET WITHIN THE SOUGHT AFTER VILLAGE COURT DEVELOPMENT A gated development with two dedicated parking spaces. Occupying a second floor position with a commanding rear outlook and a southerly aspect. Gas central heating system and double glazing. Open plan kitchen/dining/living space. Two double bedrooms - one with en-suite facilities. Spacious main bathroom (shower only at present). Fitted kitchen area by 'Poggenpohl' with integrated appliances. Excellent storage facilities to include a storage cupboard on the second floor landing. Impressive communal entrance area with lift access to all floors. Conveniently situated for local amenities. Approx 842 sq ft. Must be viewed to be appreciated. Virtual Tour Available.

Entrance Hall
With oak flooring. Radiator with decorative cover. Two mirror fitments, floor to ceiling. Really substantial cloaks/storage area off.

Bedroom (1)
With a radiator and double glazed window. Oak flooring. Walk-in wardrobe off. Door to:

En-Suite Shower/WC
With an enclosed shower unit, wash hand basin with storage below and a low level WC. Tiled decor, ladder radiator and spotlighting.

Shower Room/WC
With a walk-in shower, pedestal wash hand basin, bidet and low level WC. Tiled décor, ladder radiator and spotlighting. Wall cupboards for storage.

Bedroom (2)
With a radiator with decorative cover, a double glazed window and oak flooring.

Lounge/Kitchen/Dining Room
With a one and a half bowl stainless steel sink unit with mixer tap and a superb range of base and wall cupboard units and working surfaces incorporating an oven, hob, microwave combi and extractor hood. Double glazed windows to two elevations, radiator with decorative cover and integrated fridge and freezer, dishwasher and washer/dryer. Matching cupboard housing the combination gas central heating boiler. Tiled areas.

Storage Cupboard
Accessed from the landing, providing additional storage facilities.

Outside
The development stands within communal grounds that incorporate parking spaces. Apartment 13 has two dedicated spaces (number 5 & 6).

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/2005, subject to an annual ground rent of £250. A service charge is payable of £150 pcm. An automatic lift serves the development.

Energy Performance Rating: B

Council Tax band: C


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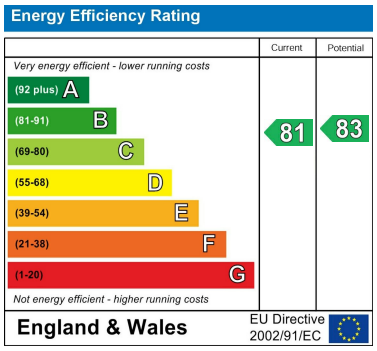

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour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