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**Monton Office**

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## 30 St Clements Court Urmston Manchester M41 9JE

### £180,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this much loved one double bedroom second floor retirement apartment situated in the luxurious Oakfield Court in Urmston. Benefiting from lifts to all floors & being sold with no vendor chain. In brief the accommodation comprises welcoming hallway, lounge, modern fitted kitchen, the double bedroom & three piece shower room. uPVC double glazed & warmed by electric heaters. There is a residents lounge, laundry room & guest suite. Externally there is off road parking & beautifully maintained gardens. Perfectly placed to enjoy the ever growing amenities of the area & transport links. To book your viewing call the team at HOME.

- One double bedroom
- Fitted kitchen
- Residents lounge
- No vendor chain
- Retirement apartment
- Three piece shower room
- Beautiful gardens
- Lounge
- Lifts for ease of access
- Convenient location

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### Hallway

Door from communal hallway. Built in storage cupboard housing the boiler. Coved ceiling.

### Lounge 19'8" x 11'3" (6.00m x 3.45m)

uPVC double glazed window, coved ceiling and electric heater. Feature fireplace housing an electric fire.

### Kitchen 5'11" x 9'3" (1.81m x 2.82m)

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Incorporating a single unit sink. Space for other appliances. Splash tiling and coved ceiling.

### Bedroom 9'7" x 15'5" (2.94m x 4.70m)

uPVC double glazed window, coved ceiling a electric heater. Built in mirrored wardrobe with ample hanging and shelving space.

### Shower room

A three piece suite comprises low level WC, vanity wash hand basin and large shower cubicle. Tiling to compliment, towel radiator and coved ceiling.

### Externally

There are well maintained gardens surrounding St Clements Court. benefiting from lawned gardens, mature beds and a generous patio area.

### Council tax

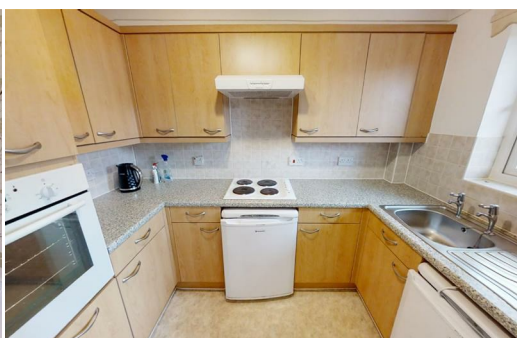
The property is council tax band A.

### Management information

The management fee is £2000.00 payable annum payable every six months and currently paid till September. This includes the buildings insurance, maintenance of the communal areas and the employment of the house manager.

### Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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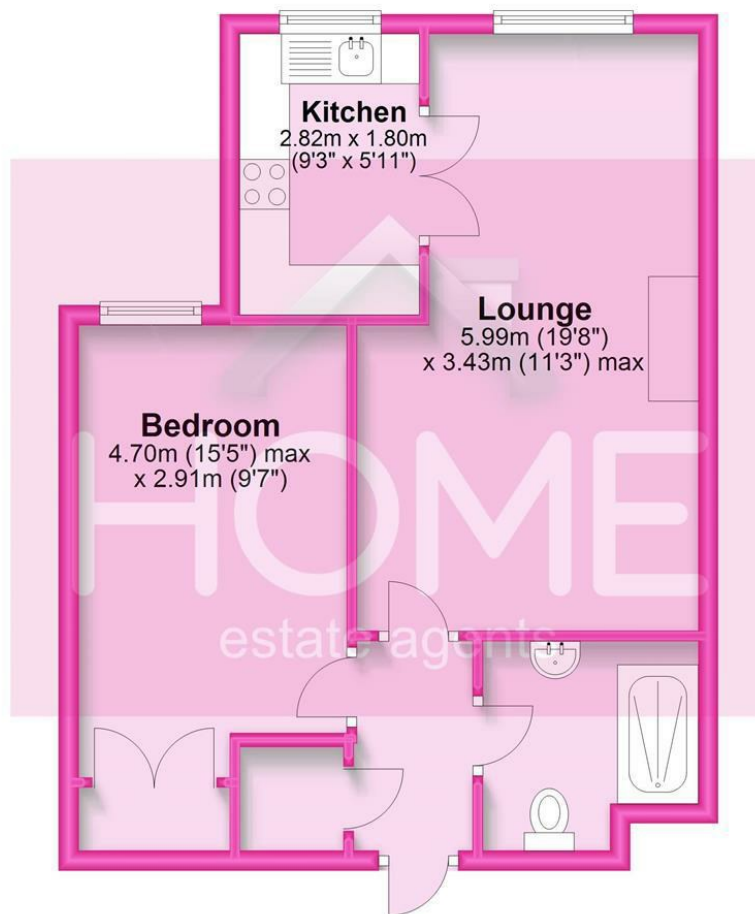
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## Ground Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Total area: approx. 45.0 sq. metres (484.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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