



1  
Bedroom

1  
Bathroom









LUXURY RETIREMENT APARTMENT OVER 60s ONLY. TRADING PLACES ESTATE AGENTS are delighted to offer for sale this very sought after top floor retirement apartment located on the ever popular St Clements court Urmston. The property is being offered with no vendor chain and is in excellent move in condition. The facilities in the development are excellent with residents lounge, laundry room and lift access to all floors. In brief the accommodation comprises spacious hallway, 17ft lounge, fitted kitchen, 16ft double bedroom with built in wardrobes & a three piece shower room. The property is warmed by electric heaters & is fully uPVC double glazed. There is a 24 hour emergency call system & an in house manager. Added benefits are the laundry room, residents lounge & guest suite. Ideally situated for access to Urmston town centre & being sold with no vendor chain making an early completion date possible. To the outside of the property are very well maintained garden and patio areas.

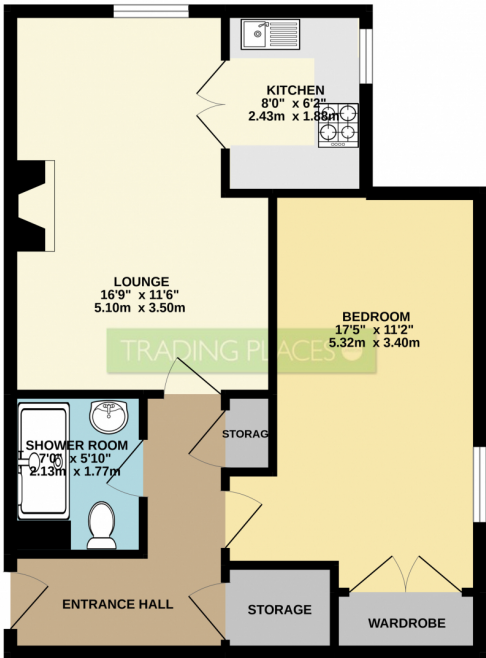
We have been advised of the following charges associated with the property:

Ground Rent: £400/annum

Service Charge £1600/annum



GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (48.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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