

# Park Lane

Your Local Estate Agent

Residential & Commercial Property



## 5 Albany Court

Urmston, Manchester, M41 5RH

Offers In The Region Of £215,000



2



1



1



# 5 Albany Court



## Description

**\*TWO-BEDROOM FIRST-FLOOR OVER 55's APARTMENT\*** Park Lane Estate Agents are proud to offer For Sale this well-presented two-bedroom apartment located on the first-floor within Albany Court. This ever-popular over 55's residential development boasts car parking, beautifully maintained communal gardens, a storage shed and garage space to rent (if available). The property is perfectly positioned for access to a wealth of amenities, including shops, transport links, restaurants, bars and Urmston Sports Club. The property is uPVC double-glazed throughout. The internal accommodation comprises entrance hallway, lounge, kitchen, master bedroom, second bedroom and bathroom. Externally, the development boasts car parking, beautifully maintained communal gardens, a storage shed and garage space to rent (if available). Viewing is highly recommended. Contact us now to book your appointment!

- NO CHAIN
- MODERN KITCHEN AND TASTEFUL DECOR
- COMMUNAL CAR PARK AND WELL MAINTAINED GARDENS
- UPVC DOUBLE GLAZED THROUGHOUT
- OVER 55's RESIDENTIAL DEVELOPMENT
- FIRST-FLOOR APARTMENT
- IDEALLY POSITIONED FOR ACCESS TO A WEALTH OF AMENITIES
- CONTACT US NOW TO ARRANGE YOUR VIEWING

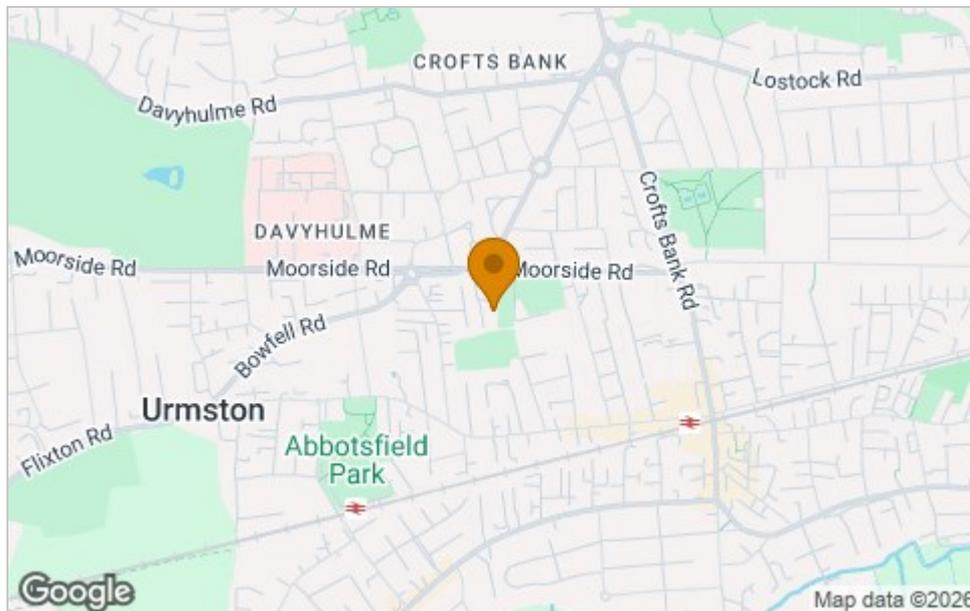




# Floor Plan



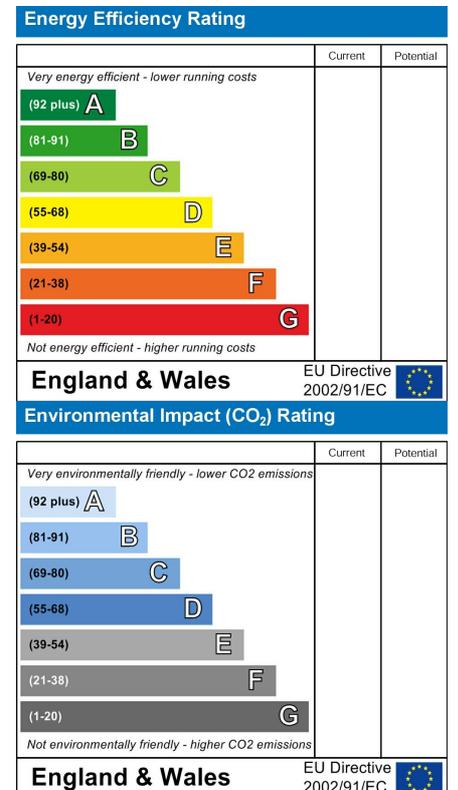
# Area Map



# Viewing

Please contact our Urmston Office on 0161 747 2414 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.