


## 1 bed retirement property to buy in M32

221 Urmston Lane, Stretford, Manchester, Greater Manchester, M32 9DD

# £40,000 Starting Bid

x 1 x 1 x 1

Tenure

**Leasehold**

Residents parking

## Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- EPC Rating C

## Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Night Storage
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

### Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40,000.

Situated on the second floor of the ever-popular Braeside development, this well-presented one-bedroom retirement apartment offers comfortable, secure living exclusively for the over 55s, within a friendly and welcoming community.

The accommodation comprises an entrance hallway featuring mirrored fitted storage cupboards, providing excellent space for coats and everyday essentials. Off the hallway is a bright and spacious lounge, complete with a feature fireplace creating a cosy focal point, alongside access to the fitted kitchen. The generous double bedroom benefits from integrated wardrobes, whilst the shower room completes the accommodation. For added peace of mind, both the lounge and bedroom are equipped with emergency pull-cord assistance systems.

Braeside is much more than just an apartment building. Upon entering, residents are welcomed by attractive communal sitting and socialising areas where regular activities and events take place, encouraging a strong sense of community amongst neighbours. Residents often speak highly of the friendly and supportive atmosphere throughout the development.

Externally, the property enjoys access to beautifully maintained communal gardens, providing pleasant outdoor spaces to relax and enjoy the surroundings, together with convenient off-road resident and visitor parking.

The location is particularly appealing, with excellent public transport links right on the doorstep providing easy access to Stretford, Urmston, Sale and Manchester City Centre. For those who enjoy spending time outdoors, The Meadows and nearby green spaces offer picturesque walking routes and opportunities to enjoy nature. Local shops, supermarkets, healthcare facilities and other everyday amenities are all within easy reach, making this an ideal setting for independent retirement living.

The monthly management fee represents exceptional value and includes an extensive range of services designed to provide both convenience and reassurance, including:

24-hour emergency monitoring and support provided.

Emergency pull cords throughout the apartment and a personal emergency pendant alarm.

Immediate contact with family members or emergency services if assistance is required.

Access to comfortable communal lounges and social areas.

Regular organised social events and resident activities.

Beautifully maintained communal gardens.

Cleaning, maintenance and upkeep of all communal areas.

Use of the communal laundry facilities, including washing machines and dryers.

Low-cost overnight guest accommodation for visiting family and friends.

Combining independent living with excellent support services, a vibrant community atmosphere and a highly convenient location, Braeside presents a fantastic opportunity for those seeking a secure, low-maintenance home in the heart of Stretford.

Should you proceed with an offer on this property we are obligated to HMRC to conduct anti money laundering checks in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017.  To complete these checks we will pass your details to our compliance partner Coadjute. Coadjute charge a fee for this service.

£365 management fee

£60 annual ground rent

84 years left on the lease

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or service

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 84

Annual Ground Rent Amount: £60.00

Ground Rent Review Period: Year

Annual Service Charge Amount: £4,380.00

Service Charge Review Period: Year

Price: Starting Bid £40,000

Property Type: Retirement property

Parking: Residents, Visitor

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Ramped access

Restrictions: Yes

Required access: No

Heating: Night Storage

Electric: National Grid

Water: Direct mains water

Water meter: No

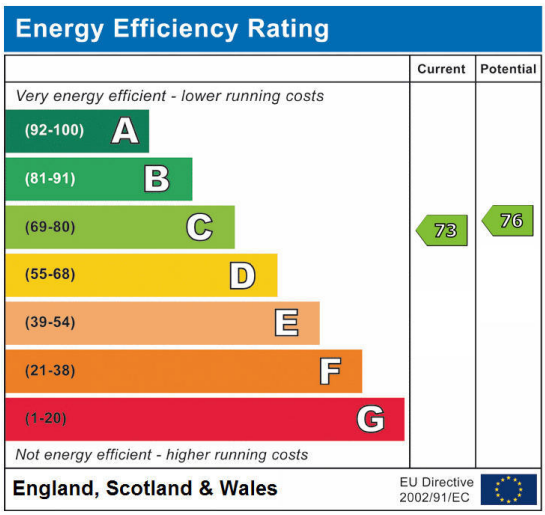
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good




221 Urmston Lane, Stretford, Manchester, Greater Manchester, M32 9DD

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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