HOME
estate agents

Monton Office
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M30 9LJ
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2 Old School Court Monton Manchester M30 9TP

Offers in the region of £165,000

GROUND FLOOR POSITION! HOME ESTATE AGENTS are thrilled to offer for sale this well positioned one bedroom ground floor flat located on this desirable Monton development. Situated in a gated development, with parking and within walking distance of Monton Road with its array of popular shops, bars, restaurants and transport links to Manchester and Salford Quays. The property comprises hallway with storage, open lounge/diner, fitted kitchen, one double bedroom and a fitted bathroom suite. The property offers double glazing and is heated via electric heaters. The property is positioned to the rear of the building overlooking the communal gardens to the side. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- GROUND FLOOR FLAT!
- POPULAR DEVELOPMENT CLOSE TO MONTON!
- One bedroom ground floor flat
- Gated development close to Monton Road shops
- Hallway with stoage
- Lounge/diner
- Fitted kitchen
- Fitted shower room suite
- Parking available
- NO VENDOR CHAIN!

The Property Ombudsman
ClientMoney Protect

Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton – 9262084 Urmston – 04331861 Stretford - 08259553

Hallway 13'4 x 4'9 (4.06m x 1.45m)

Lounge/Diner 15'2 x 12'1 (4.62m x 3.68m)

Fitted kitchen 9'4 x 7'3 (2.84m x 2.21m)

One bedroom 9'8 x 9'5 (2.95m x 2.87m)

Shower room 6'8 x 6'1 (2.03m x 1.85m)

Sales info

We are advised that the property is leasehold. The initial term of the lease was granted for 999 years commencing January 1993. We are advised that there is a monthly management fee of £130.00 which includes the ground rent., This is £1560.00 per annum.
We are advised that the current council tax band is band B.
The current EPC rating is C.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 and floorplans are approximate and are for illustration only.

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. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.








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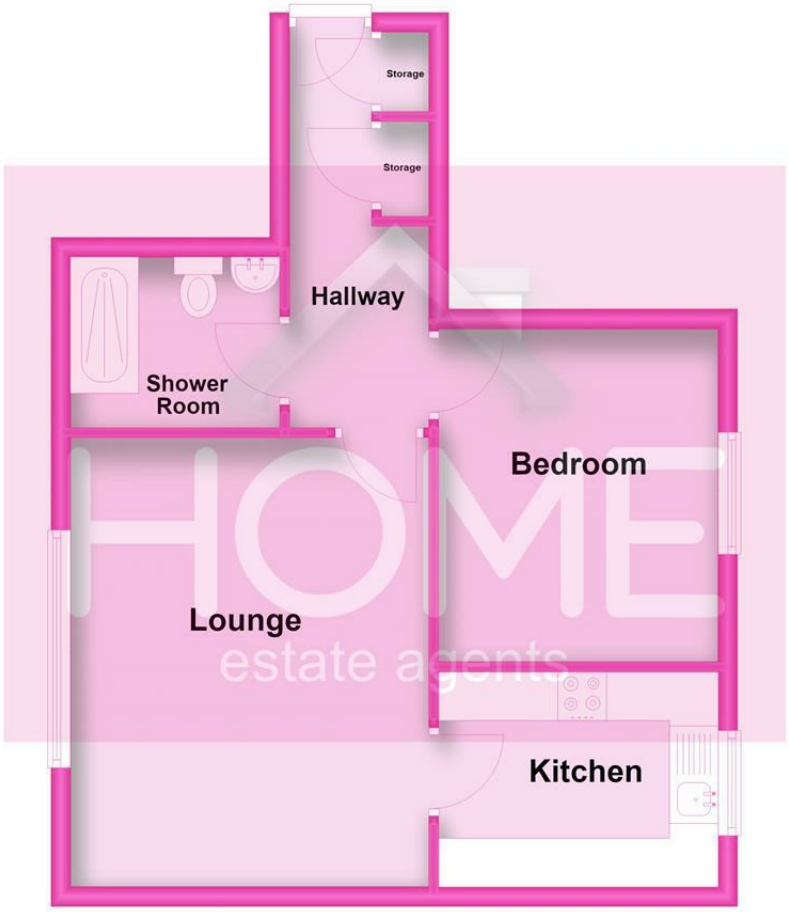
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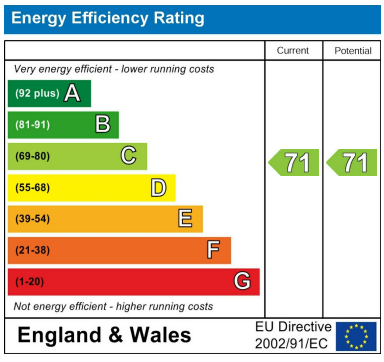
Ground Floor

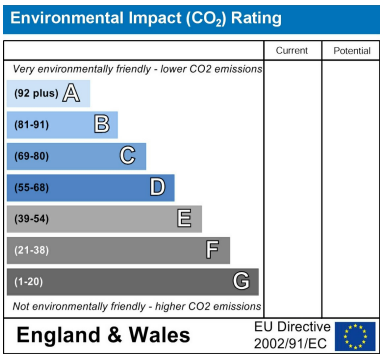
Approx. 44.8 sq. metres (482.0 sq. feet)



Total area: approx. 44.8 sq. metres (482.0 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.





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