



## Apartment 21, Brentwood Court Sandwich Road Ellesmere Park Offers over £235,000

STUNNING, TOP FLOOR APARTMENT! HOME ESTATE AGENTS are thrilled to offer for sale this well presented, bright and spacious top floor apartment located in the popular Brentwood Court development of Ellesmere Park. Accessed via the communal lift, the property offers hallway, impressive open plan living space which comprises lounge, dining and modern kitchen, two double bedrooms and a modern four piece fitted bathroom suite. With a mixture of double glazed windows and velux skylights the apartment is flooded with natural light and is heated via electric heating. The development is surrounded by well maintained gardens and there is parking available. Situated within the conservation of Ellesmere Park with its easy access to Monton, Eccles and Salford Royal hospital the development is well sought after. Call HOME on 01617898383 to view!

- TOP FLOOR APARTMENT!
- Open plan living space
- Modern fitted bathroom suite
- Communal gardens to the rear
- Spacious and stunning two bedroom apartment
- Modern fitted kitchen area
- Lift available to all floors
- Entrance hallway
- Two double bedrooms
- Allocated parking space

## Hallway

**Open plan living space incorporating the kitchen 17'9 x 14'0 (5.41m x 4.27m)**

**Bedroom One 15'9 x 9'8 (4.80m x 2.95m)**

**Bedroom Two 9'8 x 9'0 (2.95m x 2.74m)**

**Bathroom 9'4 x 7'5 (2.84m x 2.26m)**

## Sales info

We are advised that the property is leasehold. We are advised that the lease was granted for 150 years commencing 2017 and there is a ground rent of approx. £275.00. There is an annual service charge payable of approx. £2038.

We are advised that the current council tax band is band C.

The current EPC rating is D.

## IMPORTANT INFORMATION -

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



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



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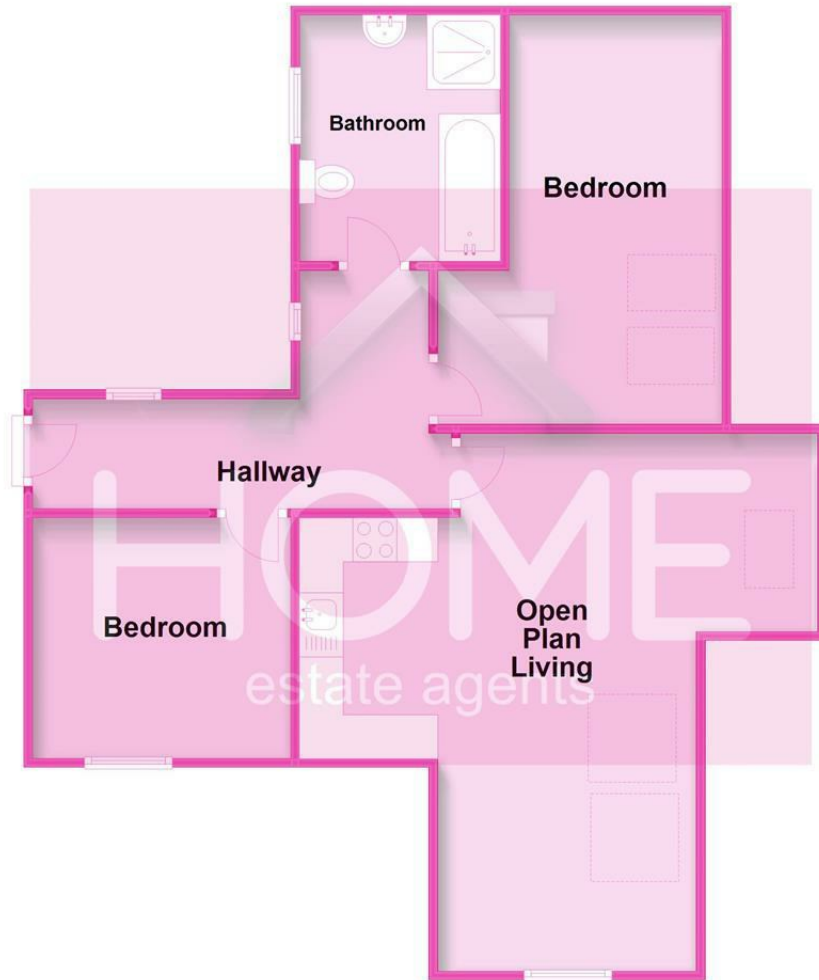
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## Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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