



## Flat 26 Knowles Court Eccles Old Road Salford M6 8ES

### £115,000

RECENTLY UPDATED THROUGHOUT! NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this recently updated, one double bedroom flat which is conveniently positioned opposite Salford Royal hospital and with a short drive to motorway networks to Eccles, Manchester City Centre and Salford Quays. The property, which is first floor, comprises hallway, open plan living with lounge/diner and modern recently fitted kitchen, one large double bedroom and a recently installed bathroom suite. The property is heated via electric heaters and is double glazed. Having been recently redecorated and fitted with new flooring throughout. Offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- RECENTLY UPDATED THROUGHOUT!
- Hallway with storage
- Recently installed bathroom suite
- NO VENDOR CHAIN!
- First floor flat
- Open plan lounge/diner
- Allocated parking space available
- One double bedroom
- Open, modern and recently fitted kitchen
- Opposite Salford Royal hospital

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**Hallway 13'0 x 3'4 (3.96m x 1.02m)**

**Open plan lounge/diner 19'6 x 14'0 (5.94m x 4.27m)**

**Kitchen 11'0 x 7'9 (3.35m x 2.36m)**

**Bedroom One 14'0 x 9'9 (4.27m x 2.97m)**

**Bathroom 7'8 x 5'4 (2.34m x 1.63m)**

#### Sales info

We are advised that the property is leasehold. Please see information provided re the lease. Lease was granted for 999 years from 29/10/82, therefore approx. 957 years remaining. Service Charge - Currently £170pm (£2040 pa), runs from 1/11/24 to 31/10/25. Within this figure, there is a premium of circa £30 to build up reserves. We understand that it is intended from 1/11/25, the Service Charge will revert to the standard level of circa £120pm (£1440). Ground Rent - There is no Ground Rent payable. Within the Lease, it states "a peppercorn rent may be payable, if demanded". In the 27 years the current vendors have owned the property, they have confirmed they never received such a demand. We are advised that there is a no pets clause in the lease of this development. We are advised that the current council tax band is band A. The current EPC rating is C.

#### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances

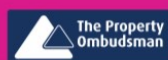
described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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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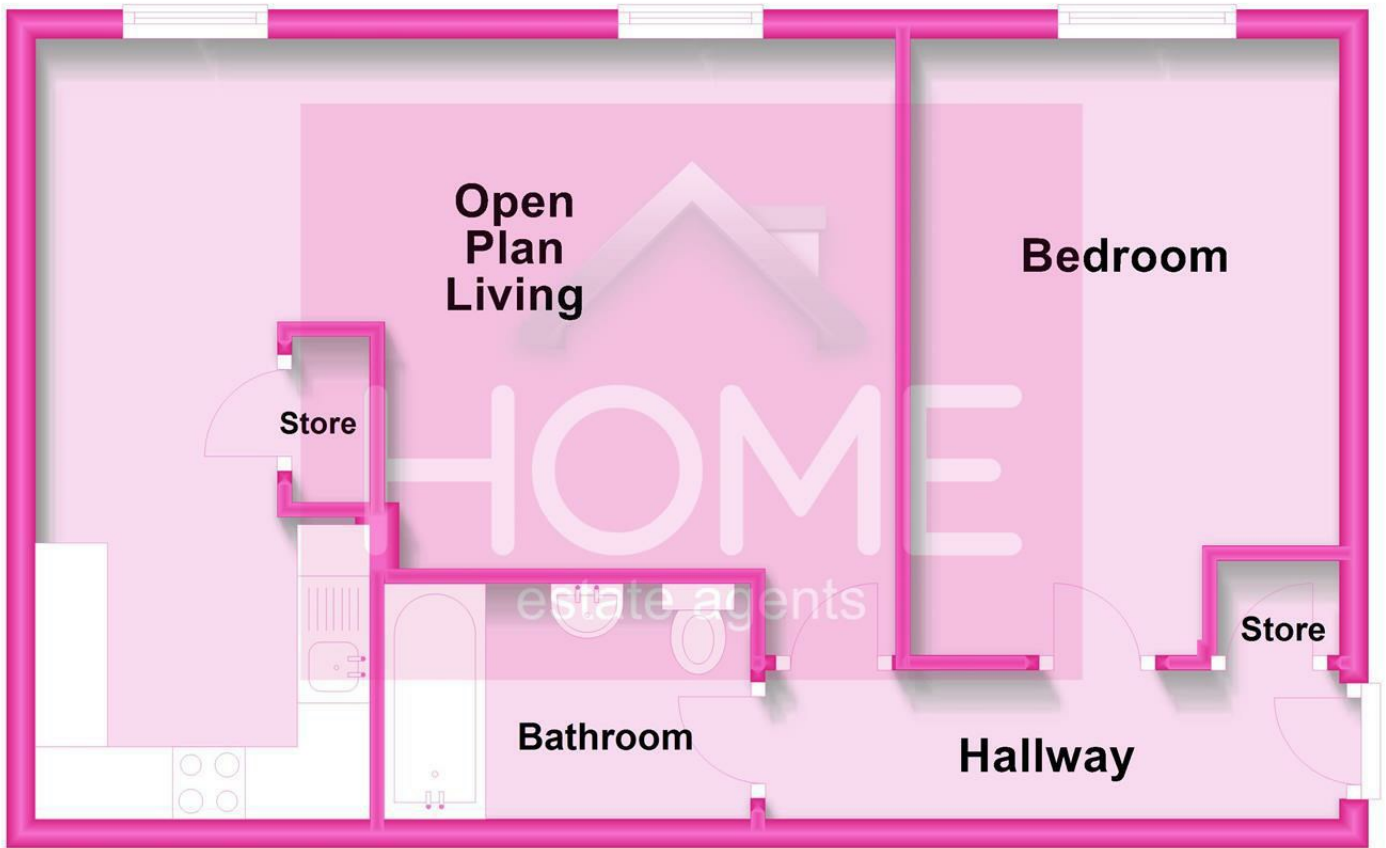
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# Ground Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 48.5 sq. metres (522.1 sq. feet)

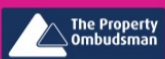
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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