



11 Princes Court Hawthorn Avenue Monton Manchester M30 9JU

£130,000

GROUND FLOOR POSITION! OVER 55's DEVELOPMENT! HOME ESTATE AGENTS are pleased to offer for sale this one double bedroom, ground floor apartment located in this popular, over 55's, retirement development. Located to the ground floor the accommodation comprises from hallway, lounge/diner, fitted kitchen, one double bedroom with fitted wardrobes and an updated fitted shower room with walk in shower. The development offers a communal lounge area, laundry room, lift to all floors and communal gardens to the rear. There is also residents parking available. The property offers double glazing and economy 7 hot water system with electric storage heaters. Located just off Monton High street there is access to all the local amenities on your doorstep at this development. Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing!

- OVER 55s DEVELOPMENT!
- Hallway with storage
- Fitted shower room suite
- NO VENDOR CHAIN!
- Popular Monton position!
- Lounge/diner
- One large double bedroom
- One bedroom ground floor flat
- Fitted kitchen
- Residents parking available



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Hallway 11'0 x 4'0 (3.35m x 1.22m)

Lounge 17'1 x 11'0 (5.21m x 3.35m)

Kitchen 7'1 x 7'0 (2.16m x 2.13m)

Bedroom One 14'0 x 9'0 (4.27m x 2.74m)

Shower room 8'0 x 6'0 (2.44m x 1.83m)

Sales info

We are advised that the property is leasehold. We are advised that there is £0.00 ground rent payable, there is an absent freeholder, and an annual service charge of approx. £2040.00. The lease was granted for 125 years in May 1987 and there are 87 years remaining currently.

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

The current EPC rating is TBC.

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 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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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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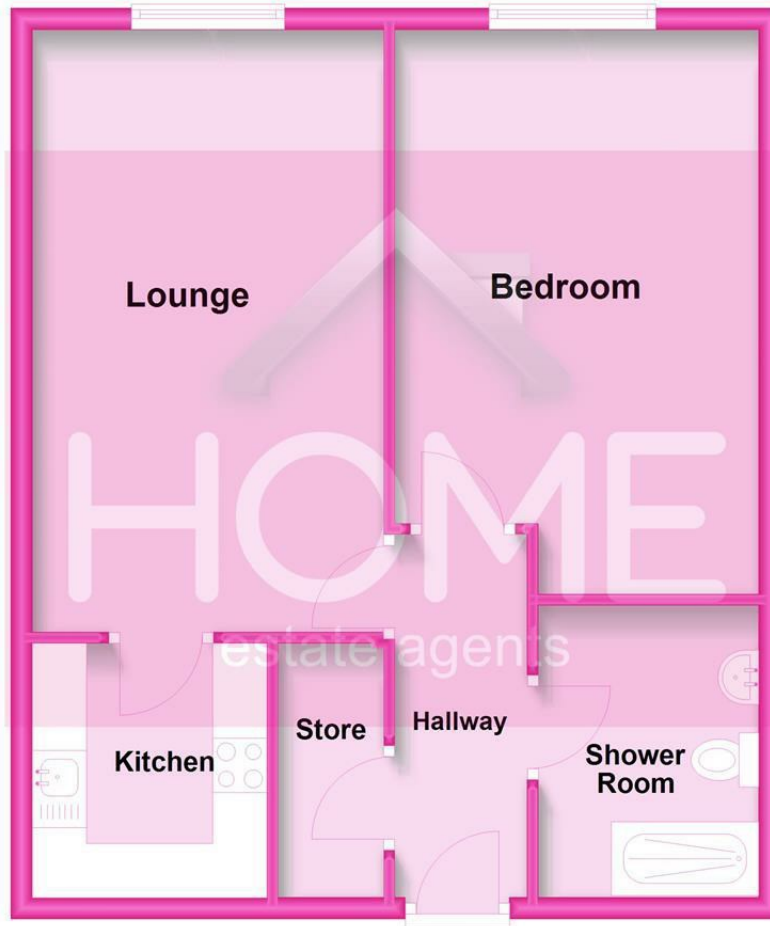
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Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)



Total area: approx. 53.6 sq. metres (577.4 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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