

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



## 25 Old School Court Monton Manchester M30 9TP

### £1,050 Per calendar month

AVAILABLE MID NOVEMBER! GATED MONTON DEVELOPMENT! HOME ESTATE AGENTS are thrilled to offer for rent this immaculate and stylishly presented two bedroom second floor apartment located on the popular, gated, development of Old School Court. Within a short stroll to Monton Road with its array of shops, bars and restaurants the property is sure to be popular! The property comprises spacious hallway, open plan lounge/diner, modern fitted kitchen, two bedrooms and a modern fitted shower room. The property is heated via electric heaters and is double glazed throughout. There is secure parking available. Available mid November and offered on an un-furnished basis. Call HOME On 01617898383 to arrange your viewing!

- AVAILABLE MID NOVEMBER
- Stylishly presented two bedroom flat
- Lounge
- Offered on an un-furnished basis
- CLOSE TO MONTON!
- Top floor, second floor, position
- Modern fitted kitchen
- Secure, gated development
- Hallway
- Modern fitted shower room



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 [www.homestateagents.com](http://www.homestateagents.com)

### Lettings info

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

The current EPC rating is C.



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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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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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