



Montague Road, Old Trafford, Manchester, M16

Guide Price: £175,000

Leasehold

Montague Road, Old Trafford, Manchester, M16

* OFFERED WITH NO ONWARD CHAIN * Welcome to this stylish and modern two-bedroom second-floor apartment, perfectly situated in the sought-after area of Old Trafford, close to Manchester United Football Ground and within easy reach of Manchester City Centre and the popular Salford Quays, home of The Lowry & Media City. This apartment offers the ideal blend of comfort and convenience, with excellent transport links and local amenities right on your doorstep.

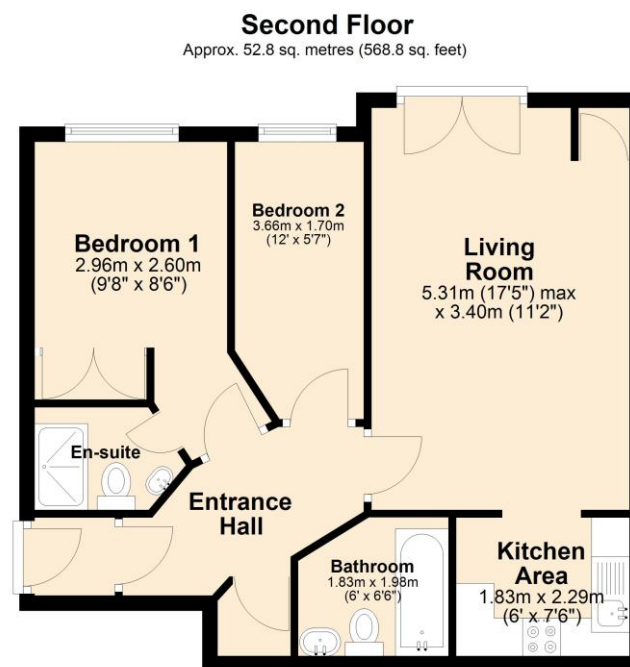
The entrance hall is welcoming and practical, with a telephone intercom system for added security and a large storage cupboard providing additional space for coats, shoes, and household essentials. The property features a spacious open-plan living and dining room, designed for modern living and entertaining, with a Juliet balcony allowing natural light to flood the space. The newly fitted modern kitchen comes complete with a range of base and eye-level units, offering ample storage, and provides space for all necessary appliances.

The main bedroom benefits from a fitted wardrobe providing valuable storage and includes a private en-suite bathroom featuring a contemporary three-piece suite. The second bedroom is well-proportioned, making it ideal as a guest room, home office. There is also a family bathroom fitted with a modern three-piece white suite.

The property further benefits from electric gated secure parking, giving peace of mind for residents, and well-maintained communal grounds that add to the appeal of this development.

This apartment is an excellent opportunity for professionals, first-time buyers, or investors seeking a modern, low-maintenance home in a prime location close to the heart of Manchester.

- Leasehold
- 150 years from 1 January 2004
- Ground Rent £103pa
- Service Charge £2,020.20pa
- EPC Grade TBC
- Council Tax Band B



Total area: approx. 52.8 sq. metres (568.8 sq. feet)





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.