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Ascend

Built on higher standards



Devonshire Point, Devonshire Road, Eccles

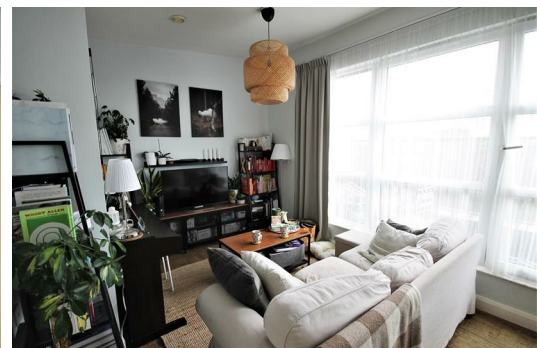
Offers Over £110,000

Calling all investors and first time buyers! Take a look inside this spacious two-bedroom top floor apartment. Step into the open plan kitchen/living area which is the perfect space for modern-day living, with large glass doors opening out onto a lovely outdoor balcony area which spans the full width of the property, allowing heaps of natural light to flood inside. The kitchen has been designed with plenty of storage and space for your kitchen appliances, as well as room for a dining table and chairs if you wish!

This apartment has two great-sized double bedrooms, both of which have the versatility to be utilised however you wish. be that a home office, a play room or even a gaming room! The modern three-piece bathroom is complete with a toilet, sink and a shower bath to suit the preferences of any future occupant of the property!

Situated in the heart of Eccles, this apartment really is in the ideal location for transport in and around Manchester; there are two train stations nearby as well as a tram stop. MediaCityUK is only a short tram ride away and Monton Village, home to an abundance of bars, restaurants and shops, is less than a five minute drive away, too!

To book in a viewing or for further information, please contact our Monton Branch today!

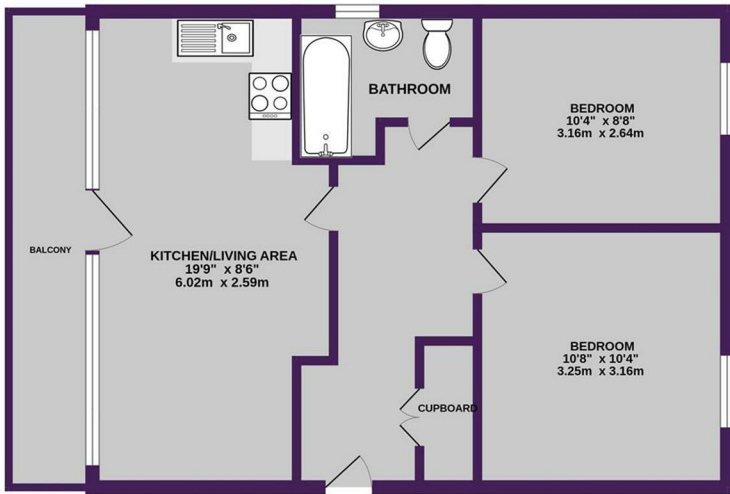


48 Devonshire Point, 41 Devonshire Road, Eccles, Manchester, M30 OSW

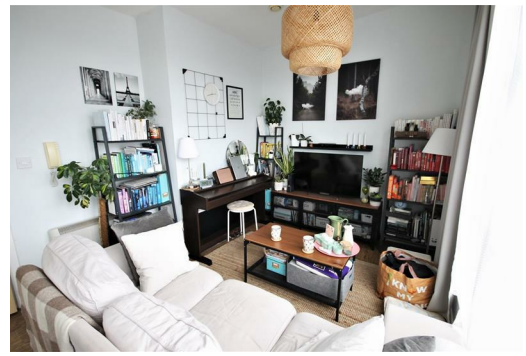
Important Notice
 These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property; including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale. Images are for marketing purposes only.

Additional Information
 Tenure: Leasehold
 Length of Lease Remaining: 115 years
 Annual Ground Rent: £364.42
 Ground Rent Review Period: Every 5 years in line with RPI from 1st Jan 2023
 Annual Service Charge: £1906.76
 Service Charge Review Period: Annually (January to January)
 Council Tax Band: B
 EPC Rating: C
 Ownership Amount: 100%

GROUND FLOOR
 520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	81	B	B