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Ascend

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Corbel House, Clifton Road, Monton

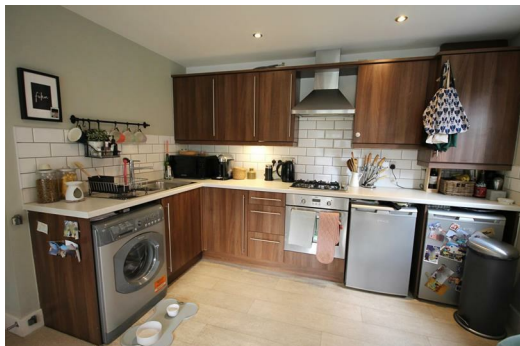
£175,000

Take a look at this immaculately presented two-bedroom ground floor apartment situated in the ever-popular Monton Village. With the added benefit of an allocated parking space, this apartment would make a perfect investment or a lovely first home. The current owners have decorated tastefully and have really taken care of the property, meaning you could just move in, unpack your bags and make it your home straight away!

The open-plan kitchen/living area is wide with plenty of space and benefits from heaps of natural light. The kitchen is ideally arranged, with ample storage, and room for all of your kitchen appliances. Both bedrooms are complete with large windows, allowing plenty of natural light to flood the spaces. In the bathroom, you have the versatility and comforts of a shower bath – perfect to suit any future occupant.

The property itself is conveniently located in Monton Village, home to an abundance of shops, bars and restaurants, as well as the essentials such as a bank, post office and chemist! This lovely apartment is also just a 15 minute walk away from Eccles tram and train station making any commute a breeze! You're also in close proximity to Manchester City Centre, MediaCityUK and Inlu Trafford Centre, and for those travelling further afield the motorway network is less than a 5 minute drive away.

This apartment has much to offer and would be a sound investment so it's certain not to be available for long. Get in touch with our Monton team today to find out more about this exciting opportunity!



2 Corbel House, 30 Clifton Road, Monton, Manchester, M30 9GG

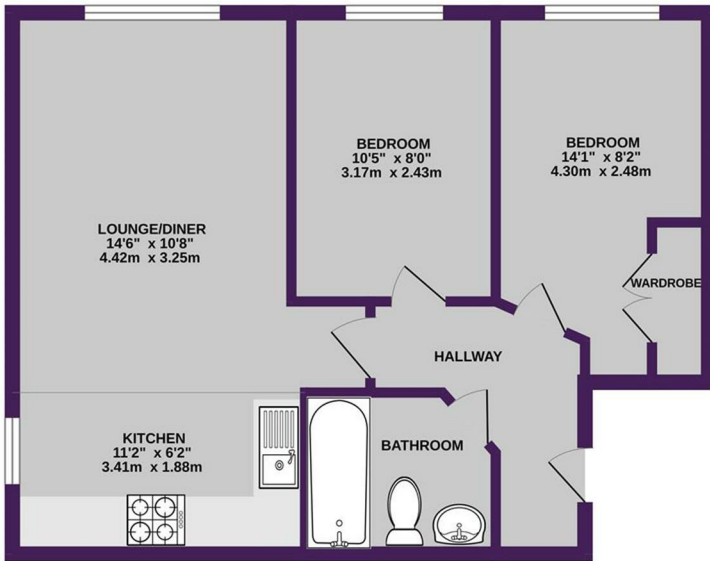
Additional Information

Tenure: Leasehold
 Length of Lease Remaining: 233 years
 Annual Ground Rent: £125
 Ground Rent Review Period: Increases by £100 every 25 years
 Annual Service Charge: £1230.48
 Service Charge Review Period: Annually
 Council Tax Band: B
 EPC Rating: C
 Ownership Amount: 100%

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.

GROUND FLOOR
 519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq. ft. (48.2 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	
Energy Efficiency	Score	Environmental Impact	Score
Very energy efficient - lower running costs	92-100	Very environmentally friendly - lower CO ₂ emissions	A+
85-91	B	85-91	B
79-84	C	79-84	C
73-78	D	73-78	D
67-72	E	67-72	E
61-66	F	61-66	F
55-60	G	55-60	G
Not energy efficient - higher running costs	1-54	Not environmentally friendly - higher CO ₂ emissions	