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# Ascend

Built on higher standards



Devonshire Point, Devonshire Road, Eccles, Manchester

Offers Over £110,000

Calling all Cash Buyers! This modern two-bedroom second floor apartment is situated in the heart of Eccles, just a short drive from Manchester City Centre. With no chain involved, this apartment would make a perfect investment or a lovely first home.

With close transport links, two train stations and a tram stop, this property is ideally located for travel in and around Manchester. Only a fifteen-minute tram ride from MediaCityUK, home to the BBC, and a twenty-minute train ride to Spinningfields, Eccles is an attractive location to live. With plenty of shops, restaurants, and bars nearby, there's something here for everyone!

The open-plan kitchen/living area is wide with plenty of space and benefiting from natural light. The kitchen is ideally arranged, with ample storage, and room for kitchen appliances. Both bedrooms are complete with large bay windows, providing some extra floor space and allowing an abundance of natural light to flood into the space. In the bathroom you have the versatility and comforts of a shower bath – perfect to suit any future occupant.

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!



# Apt 44 41 Devonshire Road, Eccles, Manchester, M30 0SW

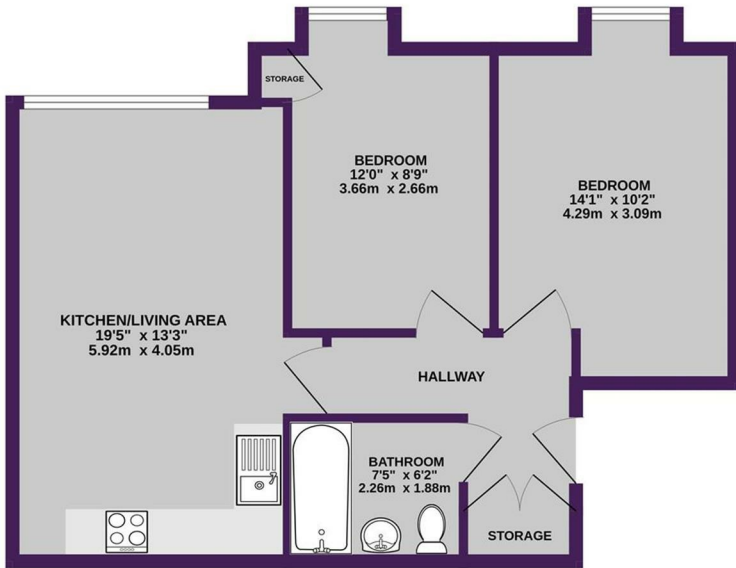
## Important Notice

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: £1947.52  
 Service Charge Review Period: TBC  
 Council Tax Band: B  
 EPC Rating: C  
 Ownership Amount: 100%

598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.5 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-109 A	80-89 B	100-109 A	80-89 B
80-89 B	60-69 C	80-89 B	60-69 C
60-69 C	40-49 D	60-69 C	40-49 D
40-49 D	20-29 E	40-49 D	20-29 E
20-29 E	10-19 F	20-29 E	10-19 F
10-19 F	1-9 G	10-19 F	1-9 G