

192 Monton Road, Monton, Manchester, M30 9PY

Tel: 0161 707 7584

Email: monton.sales@ascendproperties.com,

monton.lettings@ascendproperties.com

www.ascendproperties.com

Ascend

Built on higher standards



Devonshire Point, Devonshire Road, Eccles

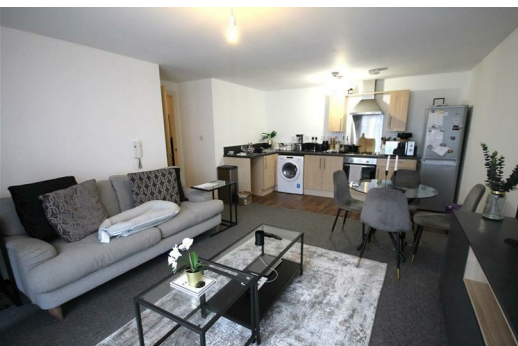
Offers Over £110,000

Beautifully presented two bedroom apartment located within easy reach of public transport! Take a look at this second floor apartment at Devonshire Point, with bags of space, move-in condition and a great location, what more could you ask for!

The apartment itself faces West, overlooking the internal courtyard, and comprises two double bedrooms, a spacious bathroom with 3 piece white suite and a large lounge/kitchen/dining space with Juliette balcony. There's also great storage with this property as there is a large cupboard just off the hallway, ideal for hiding away your coats, bags and shoes, not to mention those household appliances, as well as a smaller cupboard just off the second bedroom.

The location is also spot on, with easy reach of Manchester City Centre, Inu Trafford Centre and MediaCityUK, you're not too far from anyone, or anything. There are great local amenities in Eccles and Monton too with a variety of shops, bars, cafes and restaurants for you to explore! Transport links are also great with both Patricroft and Eccles train stations just a short stroll away, as well as Eccles Metrolink, making any commute a breeze!

With no onward chain, this great apartment would make for an ideal first time buy, or rental investment. If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.



10 Devonshire Point 41 Devonshire Road, Eccles, Manchester, Lancashire, M30 0SW

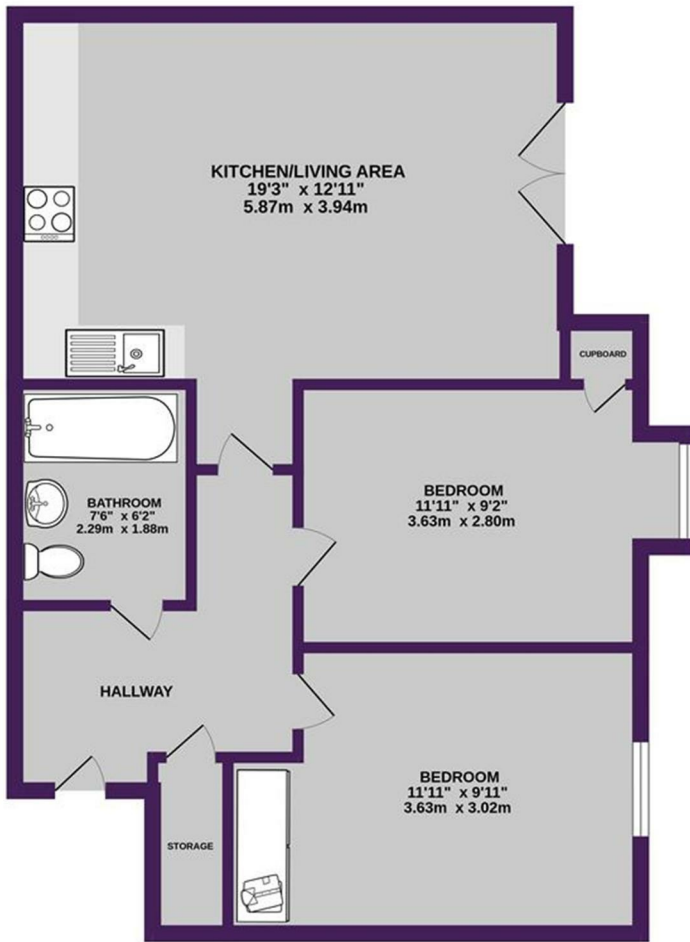
Additional Information

Tenure: Leasehold
 Length of Lease Remaining: 115 years
 Annual Ground Rent: £365
 Ground Rent Review Period: Every 5 years in line with RPI from 1st Jan 2023
 Annual Service Charge: £1910
 Service Charge Review Period: Annually (January to January)
 Council Tax Band: B
 EPC Rating: B
 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. Images are for marketing purposes only.

GROUND FLOOR
 655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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.
 Made with Metropix ©2023



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	87	B	B