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Ascend

Built on higher standards



Stableford Hall, Stableford Avenue, Monton

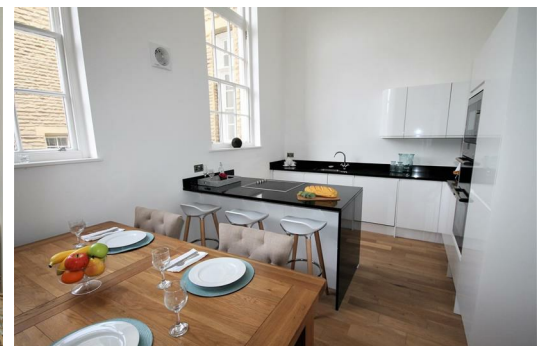
£285,000

Step inside the exquisite Stableford Hall, where luxury living, ultra-modern features and a charming blend of architecture are perfectly fused together to create a truly unique home. Accessed via the ground floor, this stunning 2 bedroom duplex apartment is simply beautiful and needs to be seen to be appreciated. It also comes with the added bonus of two allocated parking spaces, sat behind secure electric gates.

To the ground floor of apartment 2, you will find an open-plan kitchen/diner complete with hardwood flooring, spacious lounge, storage cupboard and WC. The kitchen itself is fully fitted with premium grade granite worktops and Siemens integrated appliances. The ground floor offers 13ft high ceiling space, zoned spotlights and a fully integrated Sonos system for the ultimate music experience. The original and fully restored sash windows create the perfect backdrop to compliment the impeccable interior finishing.

The high quality finishing continues downstairs through to the 2 bedrooms with plush carpeting and flush flat-screen TV sockets pre-installed to the master bedroom. The main bathroom is just as beautiful, featuring state-of-the-art details such as a wet-room style rainfall shower and waterfall taps over the bath. The communal area is also just as impressive within this exclusive development. Residents are greeted with an imposing winding staircase complete with lush carpets, chesterfield sofas and an impressive original stained-glass roof.

Situated in the popular and highly desirable area of Monton, right next to the prestigious Worsley Golf Club, Stableford Hall is perfectly located with easy access to surrounding areas. Just a short 5 minute stroll will take you to Monton high street with a wide variety of trendy bars, cafes and restaurants. The Intu Trafford Centre is less than a 10 minute drive away and Manchester city centre is also incredibly accessible.



2 Stableford Hall Stableford Avenue, Monton, Manchester, M30 8AP

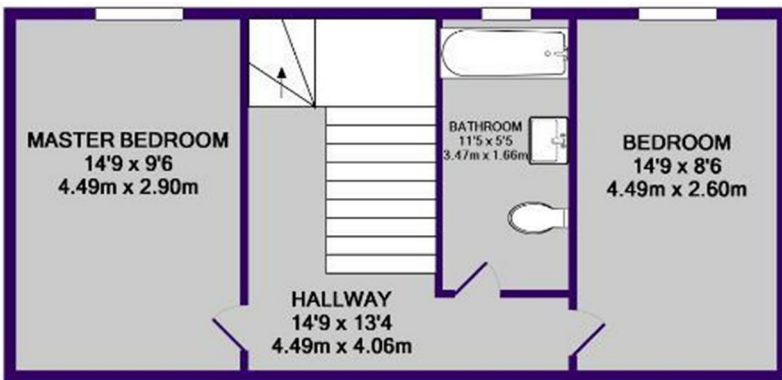
So, to take a look at this impressive development, and beautiful duplex apartment, please contact our Monton team today! Images are for marketing purposes only so the internal fixtures, fittings and furnishings may vary.

Additional information

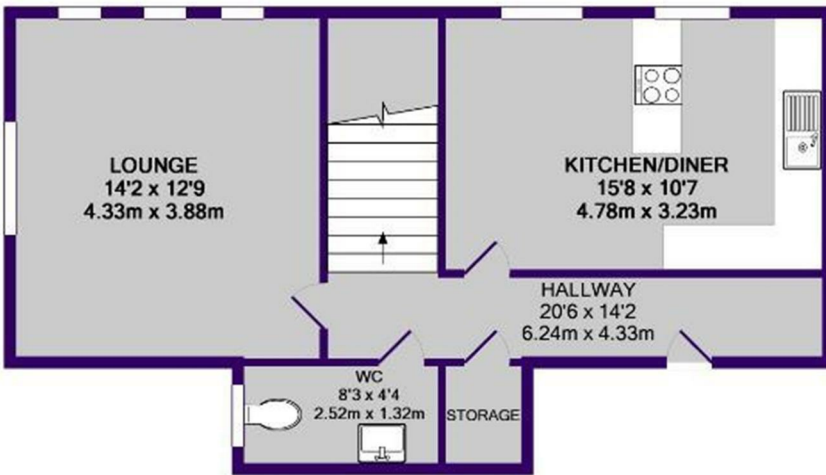
Tenure: Leasehold
 Length of Lease Remaining: 242 years
 Annual Ground Rent: £300
 Ground Rent Review Period: 2026 / every 10 years
 Ground Rent Review Increase: in line with RPI
 Annual Service Charge: £2,257
 Service Charge Review Period: January / annually
 Council Tax Band: C
 EPC Rating: E
 Ownership Amount: 100%

Important information

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.



BASEMENT LEVEL
 APPROX. FLOOR AREA
 462 SQ.FT.
 (42.9 SQ.M.)

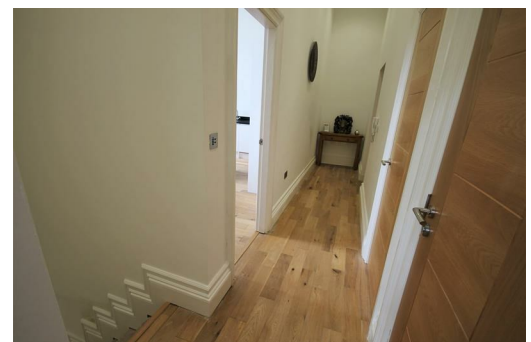


GROUND FLOOR
 APPROX. FLOOR AREA
 523 SQ.FT.
 (48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
76	83	61	68