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Ascend

Built on higher standards



Clarendon Place, Wellington Road, Eccles, Manchester

£135,000

Situated within walking distance to Salford Royal Hospital, Monton Village, Eccles Train Station and Metrolink stop, as well as a minutes drive to the motorway network, this two bedroom ground floor apartment is ideally situated for a variety of purposes, and amenities!

Step through your own private entrance – a rarity for most apartments, and discover the accommodation on offer! First up is the open plan living space, which features double doors leading to an outdoor patio area to one side, and a fully fitted kitchen to the other, with ample room in between for sofa's and a dining table. There are two bedrooms, both of which come complete with fitted wardrobes for extra storage, and a three piece white bathroom suite comprising bath with shower over, WC and hand basin.

The development itself is sat within secure electric gates, and there is an allocated parking space just outside your front door for added convenience. With no onward chain, and a tenant in situ, this property is ready to go for a budding investor! Currently rented at £925pcm and with a fixed term agreement until the end of March 2025, this property makes a great investment that you can hit the ground running with! For those looking to occupy the property themselves, you'll just have to wait until April 2025!

Contact our office to book your appointment to view. Images are for marketing purposes only.

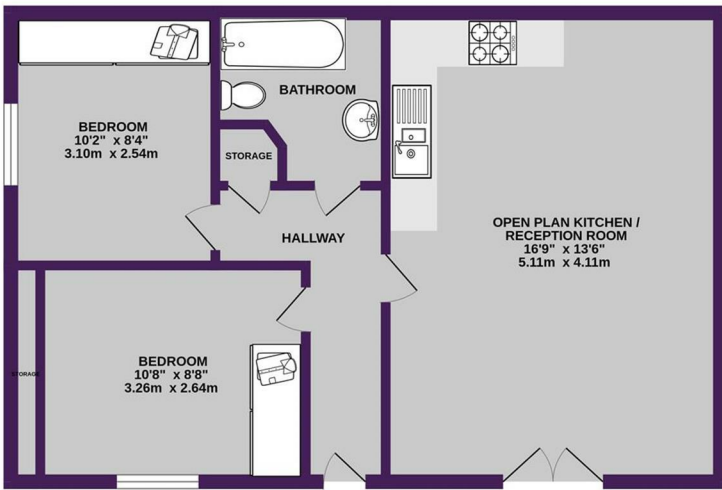


1 Clarendon Place 22-26 Wellington Road, Eccles, Manchester, M30 0NP

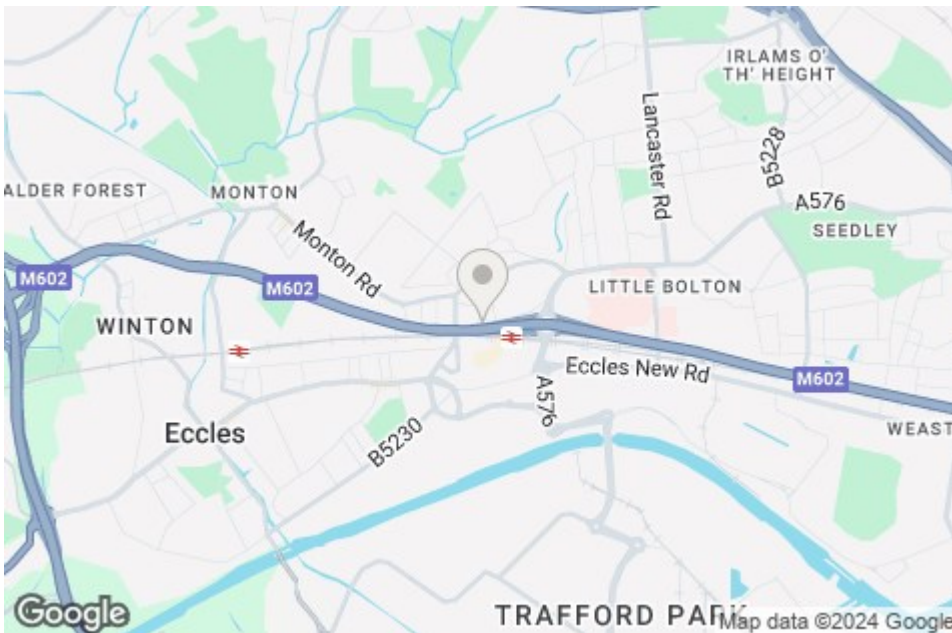
Additional information
 Tenure: Leasehold
 Length of Lease Remaining: 981 years
 Annual Ground Rent: £150
 Ground Rent Review Period: N/A
 Ground Rent Review Increase: N/A
 Annual Service Charge: £1190
 Service Charge Review Period: April / annually
 Council Tax Band: B
 EPC Rating: C
 Ownership Amount: 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
 540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, 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 2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	78	80	81