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Ascend

Built on higher standards



Godolphin Close, Ellesmere Park, Manchester

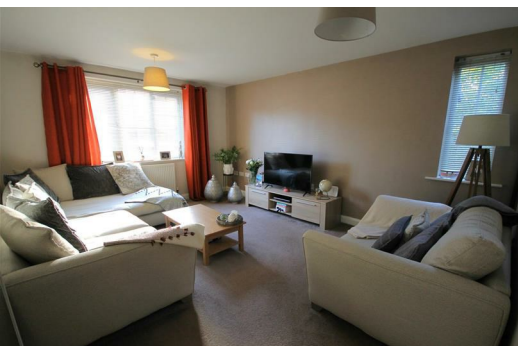
£175,000

Take a look at this well presented two-bedroom ground floor apartment situated in the ever-popular Ellesmere Park. With the added benefit of no onward chain and an allocated parking space, this apartment would make a perfect investment or first home for a couple or small family.

This lovely apartment comprises two great sized bedrooms, one of which features a modern ensuite, a handy storage cupboard in the hallway, a family bathroom, a bright and spacious reception room and a kitchen with plenty of storage as well as an integrated cooker and hob. Both bedrooms and the large reception room 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 location is also spot on! Surrounded by the tree-lined roads of Ellesmere Park, there are plenty of green spaces to enjoy on your weekend strolls, as well as being a 10-minute walk to Monton high street which hosts a range of bars, shops and restaurants for you to work your way through, not to mention those handy amenities such as post office, pharmacy and bank! Eccles Train and Metrolink stations are within a 10-to-15-minute walk also for those requiring public transport, and the motorway network is close at hand.

This apartment has much to offer so it's certain not to be available for long. Get in touch with our Monton team today to find out more or to book in a viewing!



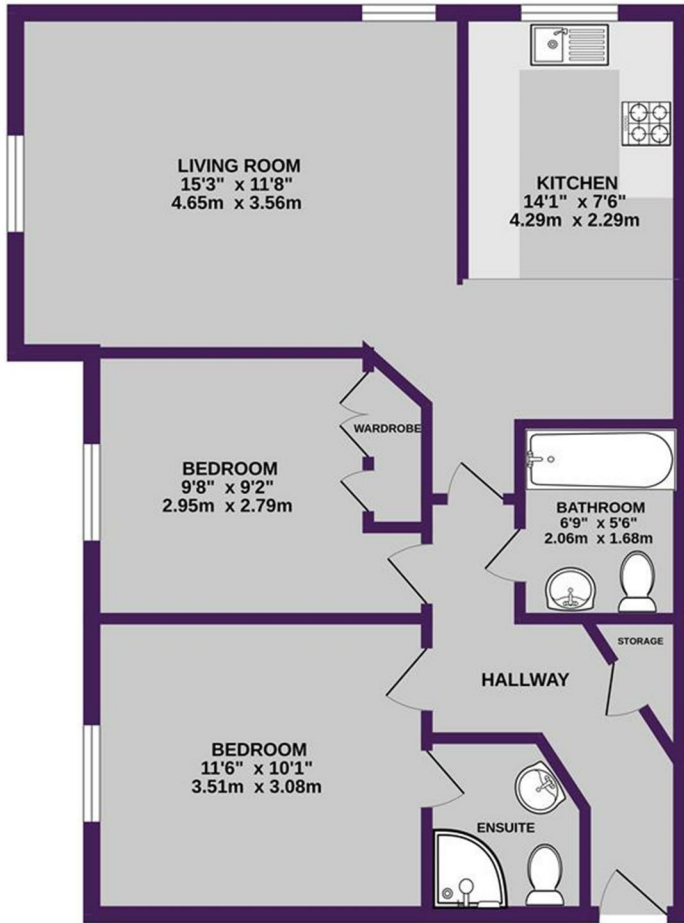
Additional Information

Tenure: Leasehold
 Length of Lease Remaining: 180 years
 Annual Ground Rent: TBC
 Ground Rent Review Period: TBC
 Annual Service Charge: £1675.36 (£418.84 collected quarterly)
 Service Charge Review Period: Annually
 Council Tax Band: C
 EPC Rating: TBC
 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
 649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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	
Current	Potential	Current	Potential
82	82	B	B

Energy Efficiency Rating: 82 (Current), 82 (Potential). Environmental Impact (CO₂) Rating: B (Current), B (Potential).