



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**APT 69 ECCLES NEW ROAD, M5 4UP**  
**£120,000**



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## DESCRIPTION

SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WITH PARKING THAT FORMS PART OF THE EVER POPULAR ST JAMES PARK A SECURE AND AFFORDABLE DEVELOPMENT ON THE OUTSKIRTS OF MANCHESTER CITY CENTRE.

Forming part of the ever-popular St James Park development, this generously sized apartment combines convenience, security, and lifestyle facilities. Ideally located on the edge of Manchester City Centre and within easy reach of excellent transport links, it makes a fantastic choice for both first-time buyers and investors.

The development is well regarded for its secure setting, extensive communal gardens, and on-site residents' gym and sauna. The apartment itself is warmed by gas central heating, benefits from double glazing throughout, a newly fitted video intercom system and is offered for sale with NO ONWARD CHAIN.

In brief, the accommodation comprises: entrance hallway, spacious living/dining room which enjoys views of the communal gardens, a fitted kitchen, two good-sized bedrooms, and a bathroom fitted with a white suite. Externally, residents enjoy access to well-kept communal grounds, while secure gated parking provides additional peace of mind.

Leasehold 87 years remaining. Council Tax Band A (Salford). NO ONWARD CHAIN. Service charge circa £1400 Per Year. Ground Rent included in Service Charge.

## KEY FEATURES

- Two bedroom first floor apartment
- Bright living room with views over gardens
- Residents' gym, sauna & landscaped gardens
- Leasehold 87 years remaining
- Service charge circa £1400 Per Year
- Allocated parking space
- Modern video intercom system
- Gated parking with secure access
- No onward chain
- Ground rent included within service charge

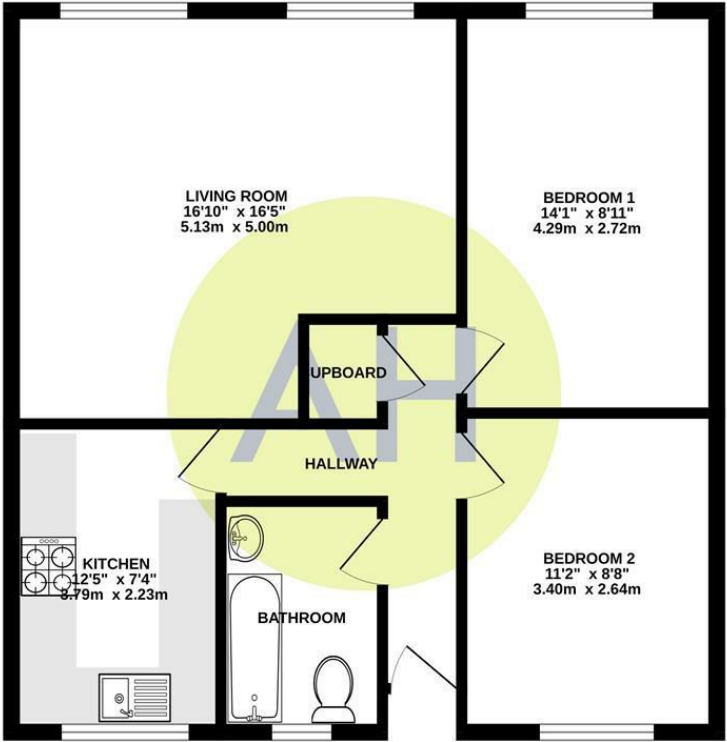








GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.