

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



## 70 Ellesmere Green Monton Manchester M30 9EZ

### £1,050 Per month

AVAILABLE NOW! TOP FLOOR APARTMENT! HOME ESTATE AGENTS are thrilled to offer for rent this great size, two double bedroom apartment located on this popular modern development. Within a short walk to the shops, bars and restaurants of Monton, the property is well positioned to benefit from all the local amenities on hand. The property is situated to the third floor and can be accessed via the lift to all floors. The property comprises hallway with storage, open plan lounge/diner, good size kitchen, two larger than average double bedrooms and a fitted bathroom suite. There is parking available to the side in a shared car park area. Offered on an unfurnished basis and available now. Call HOME on 01617898383 to view!

- PENTHOUSE APARTMENT!
- AVAILABLE NOW!
- TWO DOUBLE BEDROOMS
- Hallway with storage cupboard
- Open plan lounge/diner
- Larger than average kitchen
- Two double bedrooms
- Fitted bathroom suite
- Top floor with lift to all floors
- Parking space available

**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)

### Lettings info

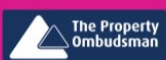
We are advised that the current council tax band is band B.

The current EPC rating is D.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



Client money protection for landlords and tenants

This is to certify that

HOME ESTATE AGENTS (MONTON) LTD

is a member of Client Money Protect

Membership no:	CMP003190	 <b>Eddie Hooker</b> Client Money Protect
Date of issue:	27/02/2023	
Expiry date:	26/02/2024	

Client Money Protect Ltd is an Introductory Appointed Representative of FPO plc, who are authorised and regulated by the Financial Conduct Authority (Registered in England 0564333) UK No. 081 8719 48





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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