



Abbey Lodge, Abbey Grove, Monton

£1,100 PCM

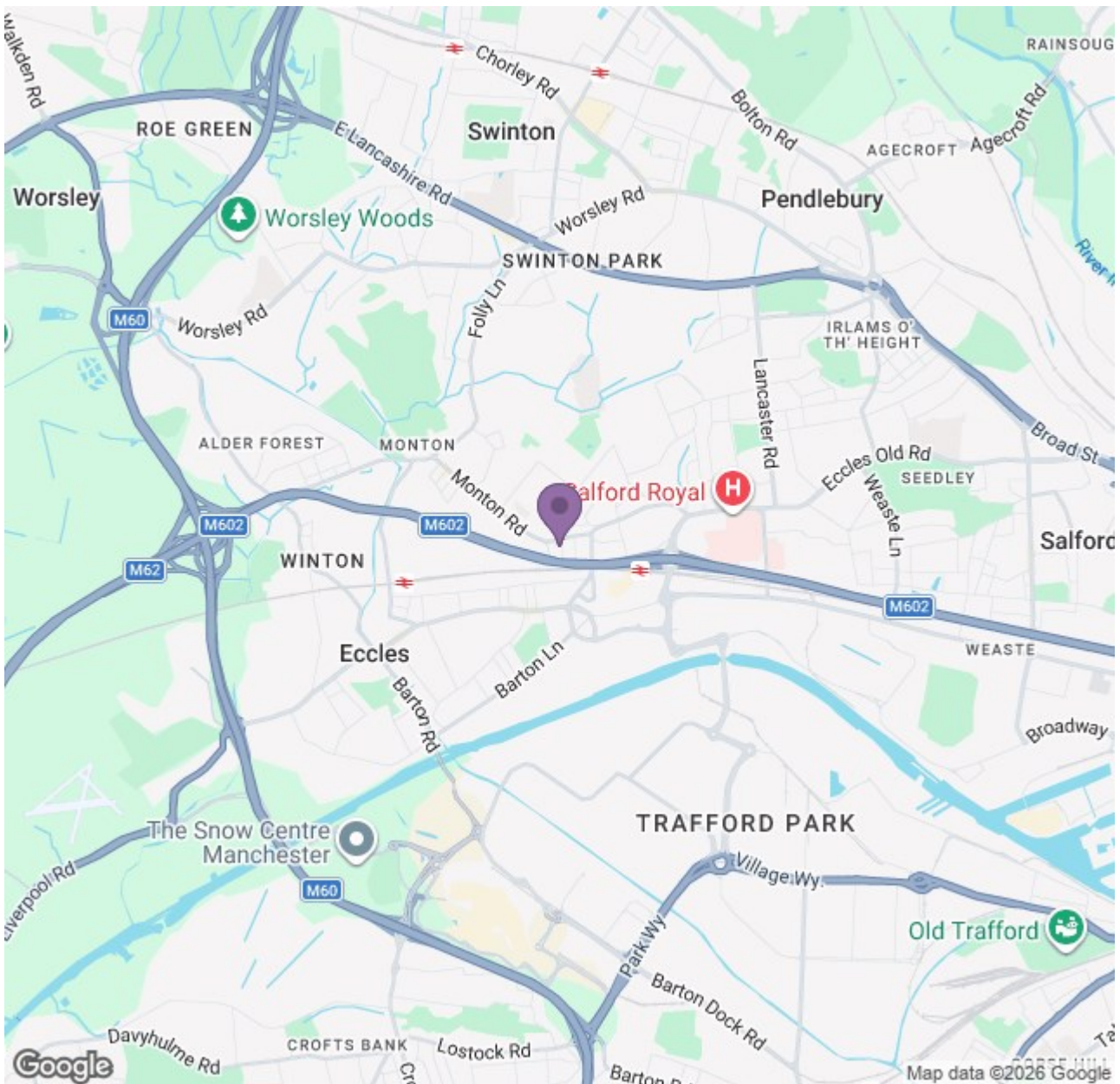
We are delighted to offer for rent this unique duplex apartment located a stones throw from the sought after Monton Village. The apartment itself is accessed via the stairs to the first floor of the building where there is a lounge and modern kitchen and then to the second floor are two good bedrooms and a bathroom suite. The apartment has gas central heating and is offered furnished.

As you walk into the apartment you'll be stunned by the large, open-plan living room and dining area which has a dual vista and benefits from multiple windows and a Juliette balcony offering plenty of natural light and an airy space in summer. Leading into the kitchen you have plenty of surface area and space ensuring too many cooks don't spoil the broth and lots of cupboard space, high and low. The large range style cooker ensures you've got plenty of room for a turkey and nut roast at Christmas and benefits from a large hob and extractor fan.

Heading upstairs there are two well-sized bedrooms and a swish bathroom. The master bedroom benefits from plenty of light with its Juliette balcony and windows facing the bed. The second bedroom is cosy and benefits from a Velux window, offering the perfect view for some stargazing before bed. The whole apartment has a very homely feel to it and the bathroom is no different. With a large corner bathtub and a rail for your towels by the radiator, it's not hard to picture yourself winding down here with a candle after a long week at work.

Sitting close to Monton Village, all the necessities are just around the corner with Tesco Express just a 2 minute drive away and Eccles Train Station just a 3 minute drive away making a commute in and out of Manchester City Centre simple.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Score	Band	Rating	Score	Band
A	92-100	A	A	1-10	A
B	81-91	B	B	11-20	B
C	69-80	C	C	21-30	C
D	55-68	D	D	31-40	D
E	41-54	E	E	41-50	E
F	29-40	F	F	51-60	F
G	1-28	G	G	61-70	G

England & Wales
2020-2021 EPC