

**Monton Office**

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## Apartment 4 Oak Mount Half Edge Lane Eccles Manchester M30 9RE

### Offers over £165,000

SPACIOUS GROUND FLOOR APARTMENT! HOME ESTATE AGENTS are thrilled to offer for sale this two bedroom ground floor apartment which is located on this sought after gated development within a short walk to Salford Royal Hospital along with Eccles, Monton and Ellesmere Park on its doorstep. The property comprises hallway, open plan lounge/diner and modern fitted kitchen, two bedrooms and a modern fitted bathroom suite. There is a parking available via the gated access along with access to the communal gardens. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange a viewing!

- SPACIOUS, GROUND FLOOR APARTMENT!
- Entrance hallway with storage
- Open plan lounge/diner
- Good size fitted kitchen
- Two bedrooms
- Modern bathroom suite
- Gated, private development
- Allocated parking
- Close to both Monton and Salford Royal hospital
- NO VENDOR CHAIN!



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**Hallway 17'1 x 3'1 (5.21m x 0.94m)**

**Open plan lounge/diner 19'3 x 11'2  
(5.87m x 3.40m)**

**Fitted kitchen 13'6 x 6'2 (4.11m x 1.88m)**

**Bedroom One 14'0 x 8'6 (4.27m x 2.59m)**

**Bedroom Two 10'1 x 6'8 (3.07m x 2.03m)**

**Bathroom 11'7 x 5'9 (3.53m x 1.75m)**

#### Sales info

We are advised that the property is leasehold. We are advised there is an annual ground rent of approx. £120.00. We are also advised that there is a monthly service charge of approx. £147.00.

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

The current EPC rating is C.

#### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor.

Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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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



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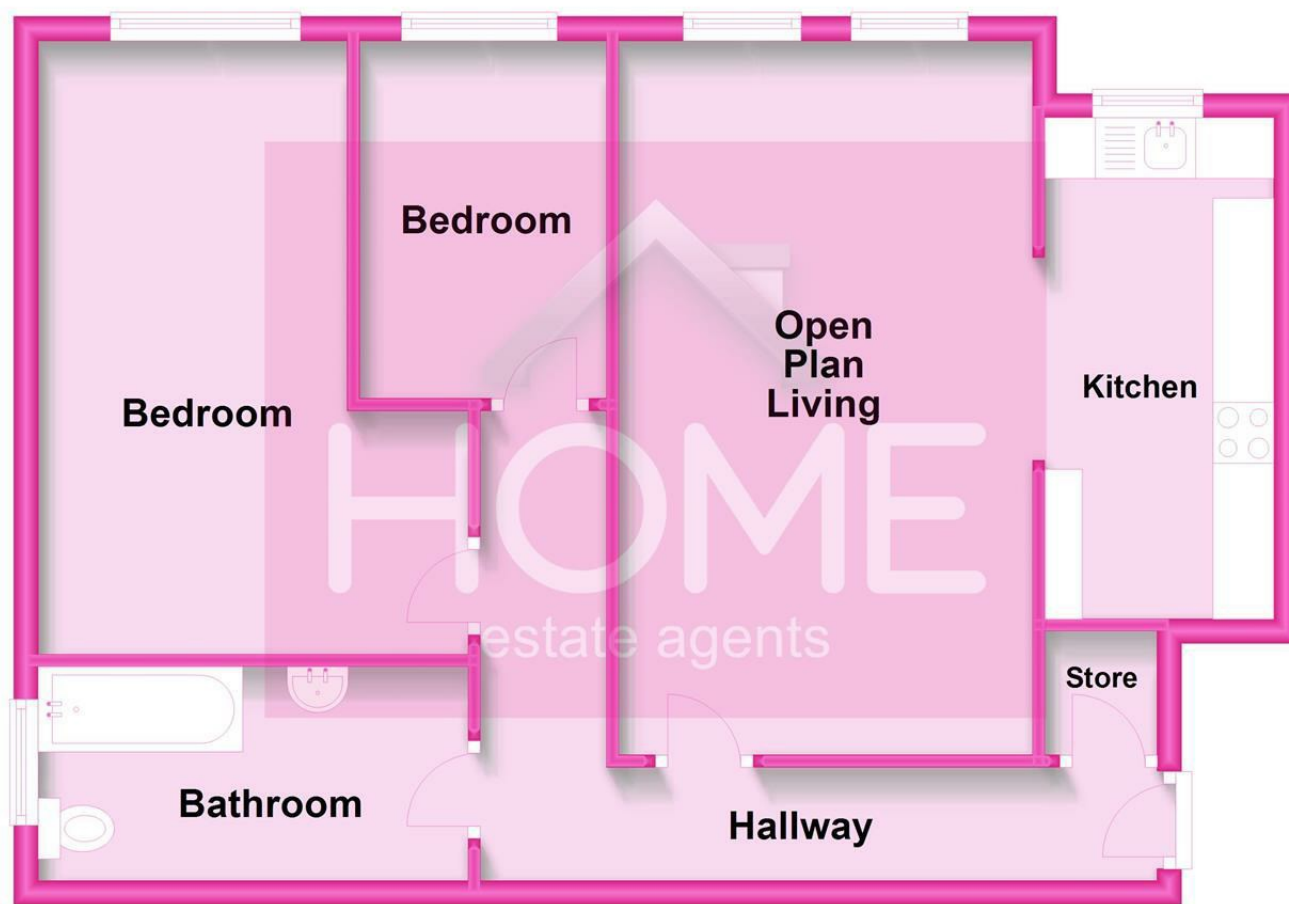


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## Ground Floor

Approx. 66.7 sq. metres (718.1 sq. feet)



Total area: approx. 66.7 sq. metres (718.1 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <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>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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