HOME
estate agents

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



21 Corbel Way Monton Manchester M30 9GH

£200,000

STUNNING, TOP FLOOR APARTMENT! HOME ESTATE AGENTS are thrilled to offer for sale this stunning and much improved two bedroom top (second) floor flat located close to Monton Road and its array of shops, bars and restaurants. The property comprises hallway with storage, open plan lounge/diner, modern fitted kitchen, two bedrooms and a modern fitted bathroom suite. Both the kitchen and bathroom have been recently updated along with new carpets being fitted within the last few months. Externally there are communal gardens and an allocated parking space. The property is heated via gas central heating and double glazed. The property is in "drop your bags and move in condition" and would suit a first time buyer or downsizer! To arrange your viewing, call HOME On 01617898383!

- STUNNING TOP FLOOR APARTMENT!
- Close to Monton!
- Open plan, recently updated kitchen
- STUNNING condition throughout!
- Two bedroom apartment
- Hallway
- Recently updated fitted bathroom suite
- Modern development
- Through lounge/diner
- Allocated parking space

The Property Ombudsman
ClientMoney Protect

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

Hallway 10'6 x 3'5 (3.20m x 1.04m)

Lounge/diner 17'2 x 9'7 (5.23m x 2.92m)

Kitchen 8'0 x 7'0 (2.44m x 2.13m)

Bedroom One 13'5 x 10'5 (4.09m x 3.18m)

Bedroom Two 9'9 x 7'1 (2.97m x 2.16m)

Bathroom 6'3 x 5'6 (1.91m x 1.68m)

Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease was granted for 250 years commencing 2006 and there is an bi annual service charge of £625.00 and a ground rent of £62.00 payable bi annually.
We are advised that the current council tax band is band B.
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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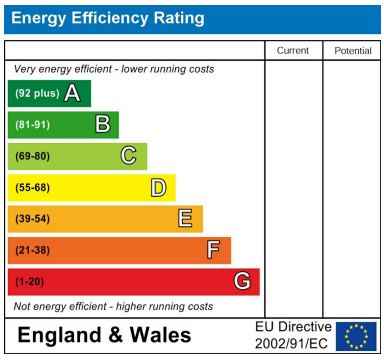
Ground Floor

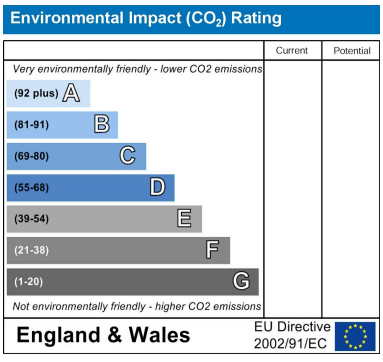
Approx. 51.6 sq. metres (555.6 sq. feet)



Total area: approx. 51.6 sq. metres (555.6 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.





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