



RESIDE  
MANCHESTER



8 Bowden Court 14 Montague Road  
Manchester, M16 0QT

**Asking Price £190,000**

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# 8 Bowden Court 14 Montague Road

Manchester, M16 0QT

A spacious two bedroom, one bathroom apartment located in Bowden Court.

The property benefits from a secure car parking space and a juliet balcony. The property itself has been completely renovated throughout.

Located close to Old Trafford football stadium, this apartment is a few minutes from Salford Quays and the Metrolink closeby makes this an ideal location for people wanting a short commute to the City Centre with plenty of amenities right on the doorstep including the Lowry Outlet Mall.

To booking a viewing please call Reside Manchester on 01612 837 2840.

## The Tour

A well-presented two-bedroom apartment situated in Bowden Court.

The property welcomes you into a spacious entrance hallway, providing access to all principal rooms.

### Open-Plan Living Area & Kitchen

The bright and airy living space benefits from new LVT flooring throughout and floor-to-ceiling windows with a juliet balcony, allowing an abundance of natural light to fill the apartment. The contemporary kitchen is fitted with high-end compact laminate worktops and a range of integrated appliances including an oven, hob and fridge/freezer.

### Bedrooms

Generously sized two double bedrooms featuring LVT flooring, upgraded brass sockets throughout and TV connection points.

### Bathroom

Three-piece suite, including a walk-in shower, partially tiled walls, and tiled flooring.

There is gas central heating in the property.





### The Area

Bowden Court is located in the popular Old Trafford area of Trafford, offering excellent access to Manchester city centre via Metrolink, bus and road links. Residents benefit from a wide range of local amenities, including shops, cafés, restaurants and leisure facilities, as well as nearby green spaces such as Longford Park. The area is also home to the iconic Old Trafford and Emirates Old Trafford, making it a vibrant and well-connected location for professionals and commuters.

### Lease Information

Length of Lease - 150 years from Jan 2004

Service charge per annum - £2200

Ground rent per annum - £207

No EWS1 Form required

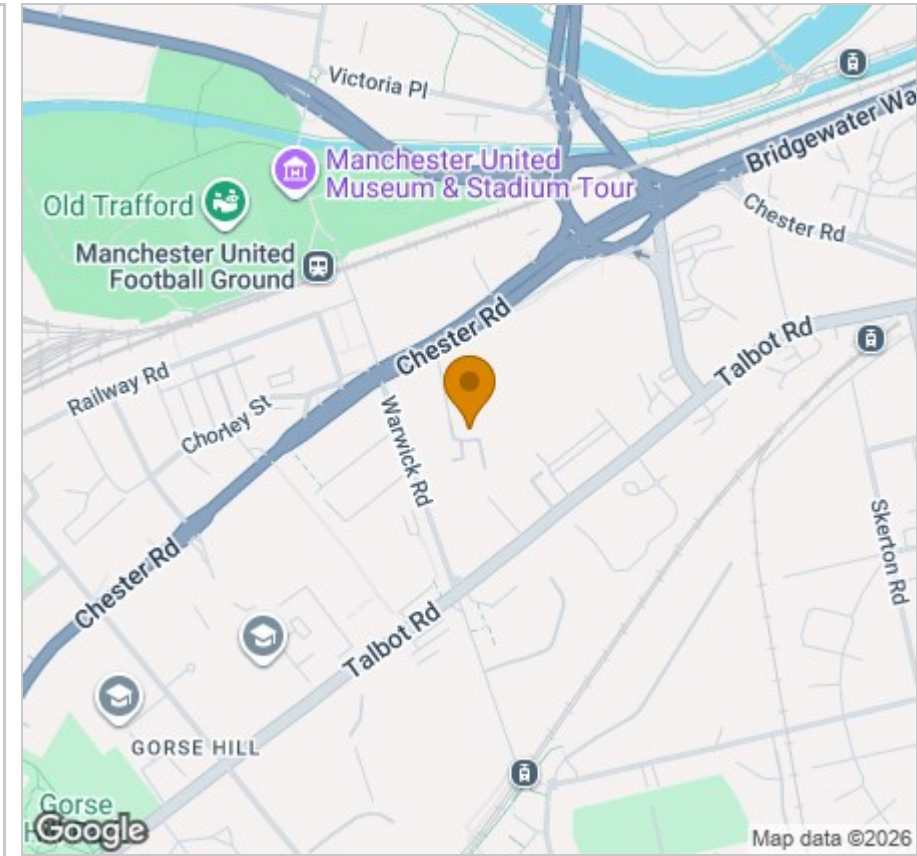
- Two Double Bedrooms
- One Bathroom
- Allocated Parking Space Included
- Juliet Balcony
- No Chain
- EPC Rating B
- Renovated Throughout
- Excellent Access To Manchester City Centre & Salford Quays



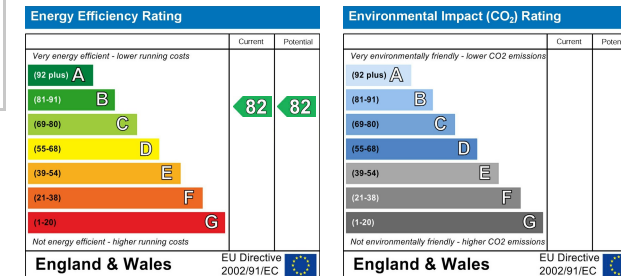
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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