



**Montague Road, Old Trafford, Manchester, M16**

**Offers Over: £180,000**

*Leasehold*

## Montague Road, Old Trafford, Manchester, M16

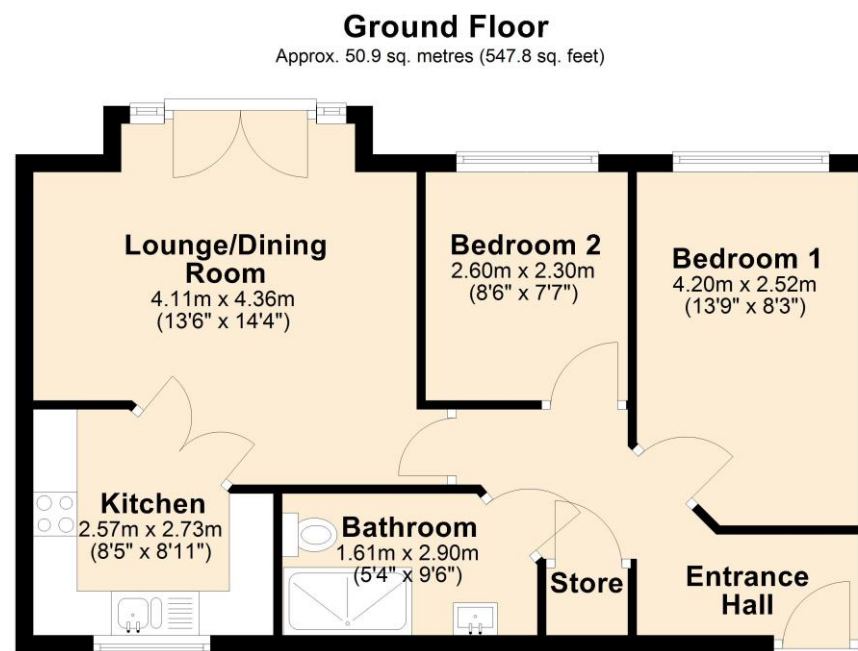
Welcome to Bowdon Court, a well presented two bedroom apartment situated in the highly desirable area of Old Trafford. Located on the second floor within a secure, gated development, the property benefits from controlled access and secure parking, offering both convenience and peace of mind.

Upon entering, a welcoming hallway with attractive laminate flooring leads through to the spacious living room. This bright and airy reception space enjoys an abundance of natural light thanks to the French doors, which also provide impressive views of the Manchester skyline, creating the perfect setting for relaxation or entertaining guests.

The contemporary kitchen is finished in a stylish high-gloss design and is equipped with a gas hob, electric oven, and integrated appliances, offering both practicality and modern appeal. The apartment further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

The main bedroom is a generously sized double room featuring fitted wardrobes, providing excellent storage space. Adjacent to the principal bedroom is the second bedroom, a well-proportioned single room ideal for a child's bedroom, guest room, or home office. Additional storage is available via a useful cupboard located in the hallway.

Completing the accommodation is a modern tiled bathroom fitted with a large shower enclosure and a contemporary floating hand basin, creating a sleek and stylish finish.



Total area: approx. 50.9 sq. metres (547.8 sq. feet)

- Leasehold
- 150 years from 1 January 2004
- Ground Rent £200 PA
- Service Charge £2,400 PA
- Council Tax B





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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.